



Property Standards 2023/2024

Promoting responsible renting of student housing in the city of Southampton

All properties advertised under the SASSH programme, must meet the standards set out in this document.

If a landlord submits a property to be advertised via the scheme on www.sassh.co.uk, the landlord is deemed to declare that in addition to the property complying with all applicable legal requirements including The Homes Fit for Human Habitation Act 2018 The property also meets higher standards beyond the minimum standard.

For resident landlords, who are letting accommodation in their own homes, all parts of the property used or accessed by the tenant/lodger(s) are required to meet the SASSH Standards for Rooms Let within a Domestic Home (see separate document).

Please note that all accredited properties must comply with Southampton City Council's published 'Guidance on Standards for Houses in Multiple Occupation'.

All properties occupied by 5 or more tenants must be licensed, or a licensing application must have been submitted to Southampton City Council under the mandatory HMO licensing scheme, before the property can be accredited under SASSH.

There is an also additional licence scheme in operation in the City of Southampton. The scheme covers all HMO's in the area which are not covered by mandatory HMO licensing. If your property meets the criteria, you need to obtain a licence for the property. It is a criminal offence to operate a licensable HMO without a licence. Please visit the [Southampton City Council website](#) for details.

Please note: As part of a sample inspection programme, properties may be visited by staff of Southampton City Council or SASSH 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 or revoked. A property will only be reinstated upon reaching the appropriate standard.

SASSH PROPERTY STANDARDS

HMO licensing

To meet the SASSH standards, all properties must adhere to the same standards as the Southampton City Council Additional Licensing Scheme, found here:

<http://www.southampton.gov.uk/housing/landlords/houses-multiple-occupation/licences.aspx>

Properties in all areas will still be expected to meet this standard to qualify for the SASSH scheme.

Certificates

- A valid Gas Safety Certificate dated within the last year
- A periodic inspection report for an electrical installation dated within the last 5 years (providing 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.
- Energy Performance Certificate detailing the property at least a minimum E rating.

PROPERTY - EXTERNAL

Security

- Any garages or outbuildings are appropriately secured against unauthorised access.
- There is adequate external lighting either by street lighting or security/dusk to dawn lights.
- Unless otherwise advised by Environmental Health or the Fire Brigade, ensure Window locks are fitted on upper floor windows and tenants are provided with keys.

Waste Disposal

- Adequate general and recyclable waste containers must be provided.
- Clear instructions must be passed to tenants concerning correct recycling of items to prevent incorrect use of bins.

PROPERTY - INTERNAL

Noise

- The construction and maintenance of the dwelling protects occupants from external noise and ordinary domestic noise affecting their health.

Carbon Monoxide

- There is a carbon monoxide alarm in any room used as living accommodation where solid fuel is used - after that, the landlord must make sure the alarms are in working order at the start of each new tenancy.

- There is a carbon monoxide detector, which complies with EN 50291 and which has an audible alarm. This can be mains or battery powered and may be combined with a smoke detector unit. The unit should be fitted and maintained in accordance with the manufacturer's instructions. It is recommended that the detector is tested periodically. Landlords must ensure that there is a carbon monoxide alarm fitted near any gas boiler and in any room that is used partly or wholly as living accommodation which also contains any appliance which burns, or is capable of burning, solid fuel.

Fire

- Ensure that a working, mains linked smoke alarm is installed on each floor of the premises on which there is a room used wholly or partly as living accommodation. Fire detection or emergency lighting installations are properly maintained and serviced by a competent person in accordance with the relevant British Standards and are tested at the start of every tenancy.
- Carry out a fire risk assessment of all communal areas and ensure tenants always have access to escape routes.
- Ensure that all furnishings and furniture supplied are compliant with the Fire Safety Regulations for furnishings and furniture.
- Meet the requirements specified in Southampton City Councils guidance on standards for houses in multiple occupation or equivalent for non-HMO properties.
- The HMO guidance refers to and should be considered alongside legislation and other guidance on the regulation of conditions and the management of privately rented homes, including:
 - Part I of the Housing Act 2004 (including the Housing Health and Safety Rating System)
 - Housing Health and Safety Rating System: Guidance for Landlords and Property Related Professionals.
 - The Management of Houses in Multiple Occupation (England) (Regulations) 2006.
 - Housing – Fire Safety: guidance on fire safety provisions for certain types of existing housing (the "LACORS" guidance)

Energy Efficiency

- There is cavity wall insulation, where appropriate.
- The heating system is programmable and has room or radiator thermostats.
- On the energy performance certificate, the energy efficiency rating and potential environmental impact rating must be a minimum of E rating or above.
- Hot water tank insulation is of fixed or integral solid foam type
- There is draught proofing of external doors, windows and loft hatches, where appropriate.
- We also recommend Loft insulation to current Building Regulations (at present 270mm).

Security

- All internal doors to bedrooms must fitted with a lock capable of being opened from inside without the use of a key. All locks meet BS 3621 or BS 8621.
- All external entrance/exit doors must fitted with a robust lock, which includes an integrated anti-slip mechanism for Yale type locks, and which conforms to BS 3621 or BS 8621. All doors 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, conforming to BS 3621 or BS 8621.

- 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.
- Letterboxes are positioned a suitable distance from the door locking mechanism to ensure no access to internal locks from outside and have a deflector or cage fitted.
- Window locks are fitted on vulnerable windows, i.e. ground floor windows and windows above flat roofs.
- Patio doors and French windows must have locks that comply with BS 3621 or BS 8621.
- Patio doors are also fitted with an anti-lift device.

Management

- Where a managing agent is involved in the letting or management of the property, membership of ARLA, NALS, is demonstrated by the provision of appropriate documentation from that agent
- Where no managing agent is involved in the letting or management of the property, landlord membership of a recognised landlord's association is demonstrated by the provision of appropriate documentation from that landlord organization.
- There is a written agreement regarding expected response times to deal with requests for maintenance works, a copy of which is available to the tenants at all times.
- A written Tenancy Agreement is used, which does not contain any unreasonable terms.
- A copy of the building insurance documentation will be supplied to the tenants, by the Landlord.

Lighting

- We encourage the use of Energy efficiency saving light bulbs throughout the property. This should be recorded on the inventory at the start and end of a tenancy.

Lead Water Supply

- The property does not possess lead pipe work

If there are lead pipes in the property, this will be declared in the application. In this case the landlord will agree to submit a report from the water board detailing the results of a water test and if the report stipulates the lead content in the water to be unacceptable, the landlord will replace all lead pipe work within the 12 month accreditation period.