



Standards for Rooms Let within a Domestic Dwelling 2010/2011

Letting period 1st July 2010 to 30th June 2011

Version 1.1, 28/10/2009

To use these standards, no more than two bedrooms must 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 Management, in 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, fascia boards, window catches, sashcords 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
- 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 with regard 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 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.
- 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 (for information please see www.communities.gov.uk/hhsrs 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, 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 registered gas engineer. Landlords should ensure that the gas engineer is on the Gas Safe Register.
- 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. Detectors should be positioned near the source of carbon monoxide, e.g. gas cooker, gas fire and boiler areas. However it is important not to place the carbon monoxide detectors too close to the source as it will give false readings.
- A current Gas Safety certificate must be provided for each property to be advertised.

Fire detection

- All properties will be fitted with a mains wired or radio linked smoke alarm. Hampshire Fire and Rescue Service carry out home visits, to look at the property and determine if there are any fire risks and recommend safety measures. Please contact the Community Fire Safety Department on 023 8064 4000 to see if you fit the criteria for a visit.

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