

## **APPENDIX 2**

### **PROPERTY STANDARDS**

#### **1. INTRODUCTION**

- 1.1 Properties must comply with the current range of legislative and regulatory provisions relating to property standards.
- 1.2 The Housing Act 2004 introduced a number of new measures relating to housing. Landlords should familiarise themselves with the requirements of the Act and other statutory duties placed upon them.
- 1.3 The Provider shall be accredited under the London Landlords Accreditation Scheme (LLAS) or national or European equivalent. The scheme provides landlords across London with information and professional development opportunities to allow them to operate a successful business and provide their tenants with safe and high quality accommodation. Landlords who are accredited under the scheme qualify for a range of benefits. Further information is available at <http://www.londonlandlords.org.uk> or 020 7974 1970.
- 1.4 The Decent Homes Standard is set out below. Where the Provider uses a European or other equivalent to the Decent Homes Standard, the Provider must demonstrate how such equivalent meets the requirements set out below.

#### **2. DECENT HOMES STANDARD**

- 2.1 Properties must meet the Decent Homes Standard or European equivalent.
- 2.2 In order for accommodation to meet the Decent Homes Standard, it must meet the following criteria:
  - Meet the current statutory minimum standards for housing by being free of Category 1 hazards as defined by the Housing Act 2004 and the Housing Health and Safety Rating System.
  - Be in a reasonable state of repair so that the accommodation's key building components are not old or in need of replacement or major repair and no more than one of the other building components are old or need replacing or require major work.
  - Have modern facilities and services and therefore lacking no more than two (2) of the following:
    - a modern kitchen (20 years old or less)
    - a kitchen with adequate space and layout
    - a modern bathroom (30 years old or less)
    - an appropriately located bathroom and WC
    - adequate insulation against external noise (where external noise is a problem)
    - adequate size and layout of common areas for blocks of flats

- Provide a reasonable degree of thermal comfort – the accommodation must have both effective insulation and efficient heating.

### **3. HOUSING HEALTH AND SAFETY RATING SYSTEM**

- 3.1 Properties must be free of Category 1 and Band D Category 2 hazards as assessed using the Housing Health and Safety Rating System.
- 3.2 The Housing Health and Safety Rating System (HHSRS) introduced by the Housing Act 2004 is a system for assessing the suitability of housing. The Government introduced the system as a way of assessing whether the conditions of residential premises are satisfactory. It replaced the previous ‘fitness standard’ under the Housing Act 1985.
- 3.3 Unlike the previous fitness standard the HHSRS is not a standard for properties to either pass or fail. It is a sliding scale of assessment of 29 health and safety hazards found in dwellings. Each hazard is rated individually; there is no single property score at the end of the assessment. If a hazard is assessed (because of some defect/disrepair in the property or design fault) then it is given a score, which corresponds to a band on a scale of severity. The higher up the scale, the more serious the hazard and consequently the more urgent the need for remedial action.
- 3.4 Due to the nature of the HHSRS it is difficult to provide a set of standards that will enable a property to ‘comply’ with the HHSRS. However in the Operating Guidance for applying HHSRS the Government have provided a list of ‘ideals’ for each hazard. If a building element (e.g. windows, cooking facilities, electrical standards, gas safety standards) meets the ideal then it is generally considered that the hazard will be low so that remedial action will not be needed.
- 3.5 These ‘ideals’ are mostly set out in various British Standards and Building Regulation standards (set out in Approved Documents under those Regulations) as well as industry specific guidance (e.g. guides on lighting and windows published by the Chartered Institution of Building Services Engineers [CIBSE]).
- 3.6 Consequently compliance with Building Regulations are generally viewed as acceptable standards; although there are a number of major exceptions to this general rule of thumb as well as the fact that the Building Regulations may not cover all hazard areas covered by HHSRS. It may require an assessment by a member of the council’s Residential Environmental Health Team to determine what specific hazards are present and to what degree (i.e. whether they are serious enough to require remedial attention).
- 3.7 The 29 hazards which should be assessed using the HHSRS are:
- 1. Damp and Mould Growth;**
  - 2. Excess Cold;**
  - 3. Excess Heat;**
  - 4. Asbestos;**
  - 5. Biocides;**
  - 6. Carbon Monoxide and fuel combustion products;**
  - 7. Lead;**

8. Radiation;
9. Uncombusted fuel gas;
10. Volatile Organic Compounds;
11. Crowding and space;
12. Entry by intruders;
13. Lighting;
14. Noise;
15. Domestic hygiene, Pests and Refuse;
16. Food safety;
17. Personal hygiene, Sanitation and Drainage;
18. Water supply;
19. Falls associated with baths etc;
20. Falls on level surfaces etc;
21. Falls on stairs etc;
22. Falls between levels;
23. Electrical hazards;
24. Fire;
25. Flames, Hot surfaces etc;
26. Collision and entrapment;
27. Explosions;
28. Position and Operability of Amenities etc;
29. Structural collapse and falling elements.

A hazard rating is expressed through a numerical score which falls within a band. There are 10 bands. Scores in Bands A to C are Category 1 hazards. Scores in Bands D to J are Category 2 hazards.

- 3.8 Further information can be found in 'Housing Health & Safety Rating System: Guidance for Landlords and Property Related Professionals' produced by the Department for Communities and Local Government (<http://www.communities.gov.uk/documents/housing/pdf/150940.pdf>)

#### **4. OVERCROWDING**

- 4.1 Properties must not be, or be allowed to become, overcrowded.
- 4.2 Four separate powers regulate overcrowding in the private rented sector, as follows:
- Housing Act 2004 Part 1 HHSRS Hazard 11 "Crowding and space"
  - Housing Act 1985 Part 10.
  - Housing Act 2004 Part 2 for licensable HMOs
  - Housing Act 2004 Part 4 Chapter 3 for other HMOs

#### **4.3 HHSRS Hazard 11 Crowding and Space**

- 4.3.1 The HHSRS includes Crowding and Space as one of the 29 hazards and applies to any residential premises.
- 4.3.2 'Crowding and space' is described in the HHSRS Operating Guidance as a hazard associated with lack of space within a dwelling for living, sleeping and normal

family/household life. The assessment is not just a measure of over-occupation by the existing household. A range of matters are relevant to the likelihood of an occurrence and severity of harm outcomes, including layout, amenities, location and presence of recreational space.

- 4.3.3 Within a dwelling there should be sufficient space for the separation of different household activities, either by physical separation or by a clearly defined space within a larger space.
- 4.3.4 There should be sufficient provision for sleeping having regard to the numbers accommodated in the dwelling. Regard must be had to the sex, age and relationship of the occupants.
- 4.3.5 Overcrowding and a lack of space may trigger other hazards relating to accidents, fire, hygiene and dampness.
- 4.3.6 The number of bedrooms required by a household (and also a guide to the number of persons permitted to occupy a property) should be determined by the application of the Bedroom Standard.
- 4.3.7 **Under this Agreement, the Bedroom Standard applicable is the one as defined in the council's Housing Allocation Policy, not the one under the HHSRS.**
- 4.3.8 The Bedroom Standard is based on the ages and composition of the family. A notional number of bedrooms are allocated to each household in accordance with its composition by age, sex and status and relationships of family members. A separate bedroom is allocated to each:
- married or cohabiting couple;
  - person aged 16 years or more;
  - pair of adolescents aged 10-15 years of the same sex;
  - pair of children aged under 10 years regardless of sex.

## **5. MINIMUM KITCHEN STANDARDS**

- 5.1 Kitchens must meet the Decent Homes Standard and be free of Category 1 and Band D Category 2 hazards as assessed using the Housing Health and Safety Rating System.
- 5.2 Cooking facilities should ideally be provided in a separate kitchen which must be a minimum of 5.5 m<sup>2</sup> (59 sq. ft). Where cooking facilities are provided within a living room, they must be in a designated, separate area of the room with adequate space and layout so as not to present or cause a hazard.
- 5.3 Cooking facilities must include, as a minimum:
- A cooker with four rings, oven and grill; electric cookers are recommended.
  - A sink with minimum internal dimensions of 400x340x150mm (16"x14"x6") with an impervious drainer, provided with a piped supply of cold drinking water and adequate hot water.

- Power outlets (or fused spurs) for all appliances provided by the landlord plus an additional four electric power outlets at worktop level.
  - A fixed worktop of impervious material of not less than 1500x600mm (59"x24").
  - A tiled splash back at least 200mm (8") high, behind each sink and worktop.
  - A fridge with freezer, minimum 100 litres. To minimise disturbance from noise, an A-rated energy efficient fridge is recommended.
  - A food storage cupboard of minimum dimensions 1000x800x300mm (40"x32"x12").
- 5.4 Ensure the layout sites the worktop and drainer either side of the hobs. Alternatively, fire resistant protection must be provided adjacent to the hobs, if sited against a wall or cupboard.
- 5.5 All finishes are to be non-absorbent and readily cleansable including the floor covering which will must be provided under all appliances and at least 1m (3ft 3") in front of the appliances. No furniture, bedding, curtains etc. shall be within 600mm (2ft) of the cooker.
- 5.6 Kitchen units and equipment must be securely fixed to a wall and cookers must be positioned away from the room door.
- 5.7 A mechanical extractor must be provided, ducted to the open air, with the outlet away from any adjacent windows.
- 5.8 A fire blanket is to be provided that meets the requirement of BS 6575. This should be wall mounted in the kitchen and remote from the means of escape and preferably not above, behind or adjacent to the hob.

## **6. MINIMUM BATHROOM AND WC STANDARDS**

- 6.1 Bathrooms and WCs must meet the Decent Homes Standard and be free of Category 1 and Band D Category 2 hazards as assessed using the Housing Health and Safety Rating System.
- 6.2 Each letting to contain a wash hand basin of minimum dimensions 560 x 430 mm (22" x 17"). Where the cold water supply to a wash hand basin is not drinking water, it should be labelled "not drinking water".
- 6.3 Lettings containing 2 bedrooms or more are required to have a bath. Baths to be of minimum 1500 x 750 mm and showers to be of minimum 700 x 700 mm. Baths/shower rooms to have sufficient space for drying and changing, minimum 700mm x 700mm
- 6.4 Tiled splash-back minimum height 200mm (8") and tiled shower surrounds of minimum height 1800 mm (60") to be provided. Adequate, impervious shower curtain or screen

to be available for all showers. The walls and floors to any bath/shower rooms to be non-absorbent and readily cleansable.

- 6.5 All bath/shower rooms, to be provided with adequate fixed heating appliances.
- 6.6 Mechanical ventilation to be provided to the open air if there is no operable window to the bathroom.
- 6.7 WC compartments must be of minimum size 800 by 1300mm and provided with a wash hand basin with a constant supply of hot and cold water.
- 6.8 Toilet facilities should be provided as follows:
  - in one, two and three person dwellings, 1 WC is required and this may be in the bathroom.
  - in four person dwellings and in single level five person dwellings, 1 WC which should be in a separate compartment.
  - in two and three storey houses and two level maisonettes accommodating five or more persons and in single level dwellings accommodating six or more persons, 2 WC's, one of which may be in the bathroom.

## 7. PLANNING REQUIREMENTS FOR NEW HOUSING DEVELOPMENTS

- 7.1 The standards for floorspace (see Table 1) and storage space (Table 2) will be regarded as a minimum for all **new** housing development.

<b>Table 1 Minimum Room sizes to be achieved in Conversion Schemes</b>							
<b>(Square Metres (m<sup>2</sup>))</b>							
<b>Room</b>	<b>Dwelling Size (persons)</b>						
	<b>1P*</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>7P</b>
Living Room ** (without dining kitchen)	13.0	13.0	15.0	16.0	17.5	18.5	20.0
Living Room ** (with dining kitchen)	11.0	12.0	13.0	14.0	15.0	16.0	17.0
Kitchen	5.5	5.5	5.5	7.0	7.0	8.5	9.0
Dining Kitchen	8.0	9.0	11.0	11.0	12.0	13.0	14.0
Main Bedroom ***	8.0	11.0	11.0	11.0	11.0	11.0	11.0
Other Double Bedrooms ***	-	-	-	10.0	10.0	10.0	10.0
Single Bedrooms ****	-	6.5	6.5	6.5	6.5	6.5	6.5

- \* Where provided in the form of a bedsit, total floor area should be at least 32.5m<sup>2</sup> with a main room of no less than 21m<sup>2</sup> (19m<sup>2</sup> if a kitchen/diner is provided).
- \*\* Living room widths should not be less than 3.2 metres.
- \*\*\* For planning purposes a main bedroom in excess of 11m<sup>2</sup> will be regarded as being a two person room. A second bedroom in excess of 10m<sup>2</sup> will also be regarded as being a two person room.
- \*\*\*\* Bedrooms should normally have a minimum width of 2.1 metres.

**Table 2 General Storage Requirements (Square Metres (m<sup>2</sup>))**

Dwelling Type	Intended Occupation (Persons)					
	1P	2P	3P	4P	5P	6P
House	3.0	4.0	4.2	4.5	4.5	4.5
Flat or Maisonette	2.5	3.0	3.0	3.5	3.5	3.5

**NOTE:** For houses, at least 2.25m<sup>2</sup> should be at ground level. Approximately 1.75m<sup>2</sup> of the required storage for flats and maisonettes should be outside the dwelling.

## 8. FIRE SAFETY

**8.1** Properties must be risk assessed for fire safety taking into account the size and layout of the property, and the number of storeys etc. They must have adequate fire precautions to prevent serious risk of fire, which would normally include mains powered smoke/heat alarms.

In kitchens, a fire blanket is to be provided that meets the requirement of BS 6575. This should be wall mounted in the kitchen and remote from the means of escape and preferably not above, behind or adjacent to the hob.

## 9. HOUSES IN MULTIPLE OCCUPATION

### STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION

#### *Housing Act 2004*

This section outlines Islington Council's **minimum** standards for room sizes and the provision of kitchens and bathrooms in houses in multiple occupation (HMOs). These standards are used by the council to determine the maximum number of occupiers and households for an HMO licence.

The standards are based on the government's "Prescribed standards for deciding the suitability for occupation of an HMO by a particular maximum number of households or persons". These are in The Licensing and Management of HMOs and other Houses (Miscellaneous Provisions) Regulations 2006, Schedule 3, see:

[http://www.legislation.gov.uk/uksi/2006/373/pdfs/uksi\\_20060373\\_en.pdf](http://www.legislation.gov.uk/uksi/2006/373/pdfs/uksi_20060373_en.pdf)

or you can obtain a copy by telephoning Residential Environmental Health (phone 020 7527 3083 or by emailing [resid.envh@islington.gov.uk](mailto:resid.envh@islington.gov.uk)).

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#### 1. Position of kitchen facilities

##### 1.1. Households of more than one person

All households of more than one person are to have their own kitchen facilities, either within their bed-sitting room or in another room for their exclusive use.

##### 1.2 Households with children

All households where there is a child under the age of sixteen, are to have an exclusive use kitchen in a separate room from the sleeping and living accommodation.

##### 1.3 Single person households

Where a room is let to a single person exclusive use kitchen facilities are to be provided within their letting. However where their room is not large enough and no other room can be converted to a kitchen for their exclusive use, up to **three** single people may share a kitchen. In such cases fridges and food storage cupboards are to be located within each bedsit or letting.

##### 1.4 Shared houses

A shared house is defined as one:

- Which is occupied by a group of people over the age of sixteen,
- Each occupier has the use of a communal living room and a suitable dining area with adequate space for use by all occupiers, and
- There is evidence of communal living.

In these houses, up to **five** people can share a kitchen.

## 2. Sleeping and Living Accommodation

- 2.1. The minimum floor areas for sleeping and living accommodation are listed in the table below. These areas are only adequate if the room is large enough to accommodate essential furniture and facilities and to enable their safe use. (In well managed shared houses consideration will be given to accepting slightly smaller rooms.)

	<b>Bedsit containing kitchen facilities</b>	<b>Bedsit where shared kitchen facilities are provided in a separate room for 2 or 3 single people.</b>	<b>Rooms in shared houses and rooms where exclusive use kitchen facilities are in a separate room</b>
<b>Single Room</b>	12 m <sup>2</sup> (130 sq. ft)	9m <sup>2</sup> (96.75 sq. ft)	8m <sup>2</sup> (86 sq. ft)
<b>Double Room</b>	15 m <sup>2</sup> (160 sq. ft)	Not acceptable	11m <sup>2</sup> (118 sq. ft)

- 2.2. No more than two people can share a room. Shared sleeping accommodation is only considered suitable for adults who are married, cohabitants, consenting friends or relatives.
- 2.3. No two persons over the age of twelve, of opposite sex, can sleep in the same room, unless they are married or cohabitants.
- 2.4. Floor to ceiling height to be a minimum of 2.14m (7 feet) over 85% floor area. Any floor area where ceiling height is less than 1.53m (5ft) shall be disregarded. Where bunk beds are used, there shall be a minimum floor to ceiling height of 2.5m (8' 2").

When measuring the size of a room, include floor areas under fitted cupboards, kitchen units and other furniture, but do not include chimney breasts or lobbies.

### Kitchens Standards

## 3. Kitchen Facilities for exclusive use

3. A kitchen within a bedsit or letting, or for households without children, is to contain:
- 3.1. A fixed integrated worktop of minimum dimensions 1000x600mm incorporating two inset electric hotplates, an inset sink / drainer with hot and cold supplies.
  - 3.2. Combination microwave/oven 26litre 900 watts i.e. includes grill & conventional facilities (Conventional cookers with integrated hobs can be provided in place of microwave ovens, and electric hotplates, but portable hobs or worktop ovens such as Baby Bellings are not acceptable.)
  - 3.3. Power outlets (or fused spurs) for all appliances provided by the landlord, plus an additional two electric power outlets at worktop level.
  - 3.4. A fixed impervious worktop minimum dimensions of 1000x600mm (an extra 500mm to be provided if the microwave is to be sited on the worktop).
  - 3.5. A minimum 200mm (8") high tiled splash back.
  - 3.6. A fridge with freezer, minimum 100 litres. To minimise disturbance from noise, an A rated energy efficient fridge is recommended.
  - 3.7. A storage cupboard minimum 1000x800x300mm, not to be sited above hobs.
  - 3.8. Ensure the layout sites the worktop and drainer either side of the hobs.

Alternatively, fire resistant protection must be provided adjacent to the hobs, if sited against a wall or cupboard.

**NB some types of mini kitchens can be used here.**

#### **4. Shared kitchen facilities and those for households including children**

4. A shared kitchen to be a minimum of 5.5 m<sup>2</sup> (59 sq. ft), or 11 m<sup>2</sup> (118 sq. ft) where two sets of facilities are provided in a kitchen. No more than two sets of shared cooking facilities can be provided in one room.
  - 4.1. A cooker with four rings, oven and grill, electric cookers are recommended.
  - 4.2. A sink with minimum internal dimensions of 400x340x150mm (16"x14"x6") with an impervious drainer, provided with a piped supply of cold drinking water and adequate hot water.
  - 4.3. power outlets (or fused spurs) for all appliances provided by the landlord plus an additional two electric power outlets at worktop level
  - 4.4. A fixed worktop of impervious material of not less than 1500x600mm (59"x24").
  - 4.5. A tiled splash back at least 200mm (8") high, behind each sink and worktop.
  - 4.6. A microwave cooker with minimum 800-watt output.

In addition to the shared kitchen each bedsit must also be provided with:

- 4.7. A fridge with freezer, minimum 100 litres. To minimise disturbance from noise, an A-rated energy efficient fridge is recommended.
- 4.8. A storage cupboard of minimum dimensions 1000x800x300mm (40"x32"x12").

#### **5. All kitchen facilities**

5. Standards for all kitchen facilities are as follows:
  - 5.1. All finishes are to be non-absorbent and readily cleansable including the floor covering which will must be provided under all appliances and at least 1m (3ft 3") in front of the appliances. No furniture, bedding, curtains etc. shall be within 600mm (2ft) of the cooker
  - 5.2. All kitchens are to be on the same floor as the living accommodation, unless dining facilities are within the kitchen, where it must be no more than one floor away (this does not apply to shared houses). Kitchen facilities must be available for use 24 hours a day.
  - 5.3. Kitchen units and equipment must be securely fixed to a wall and cookers must be positioned away from the room door.
  - 5.4. A mechanical extractor must be provided, ducted to the open air, with the outlet away from any adjacent windows.
  - 5.5. A fire blanket to be available in a container fixed to a wall, within reach of the cooker.
  - 5.6. The Fire Brigade recommend that 'No deep fat frying' notices should be placed next to cookers to ensure their safe use.

## **6. WCs**

- 6.1. One water closet separate from any bath/shower room, to be provided for every five occupants of minimum size 800 by 1300mm. Where four or fewer occupants share a WC, it can be in the bath/shower room.
- 6.2. Each WC compartment shall be provided with a wash hand basin with a constant supply of hot and cold water.
- 6.3. The WC must be within one floor of the living accommodation it serves.

## **7. Personal Washing Facilities**

- 7.1. Each letting to contain a wash hand basin of minimum dimensions 560 x 430 mm (22" x 17") unless a sink is provided within the bed-sitting room. Such wash-hand basins are not required in well managed shared houses or where listed building requirements prohibit it. Where the cold water supply to a wash hand basin is not drinking water, it should be labelled "not drinking water".
- 7.2. One bath/shower shall be provided for every five occupants. Households with children under 16 are to have a bath/shower (preferably a bath) for their exclusive use. Baths to be of minimum 1500 x 750 mm and showers to be of minimum 700 x 700 mm. Baths/shower rooms to have sufficient space for drying and changing, minimum 700mm x 700mm.
- 7.3. Bath/shower rooms to be within one floor from the living accommodation it serves.
- 7.4. Tiled splash-back minimum height 200mm (8") and tiled shower surrounds of minimum height 1800 mm (60") to be provided. Adequate, impervious shower curtain or screen to be available for all showers. The walls and floors to any bath/shower rooms to be non-absorbent and readily cleansable.
- 7.5. All bath/shower rooms, to be provided with adequate fixed heating appliances.
- 7.6. Mechanical ventilation to be provided to the open air if there is no openable window to the bathroom.

## **8. Water supplies**

Stopcocks to be provided within lettings and shared kitchens to all-direct water supplies. Accessible stopcocks to tanked water supplies to be provided in common parts.

## **9. Gas installations**

Only Gas Safe registered contractors should install, service or repair gas water heaters, boilers and gas cookers and associated pipe-work etc.

## APPENDIX 3

### FURNITURE AND FURNISHINGS STANDARD IN UNITS

Unit Size	1 bed room/1 person	1 bed room/2 person	2 bed room/2 person	2 bed room/3 person	2 bed room/4 person	3 bed room/3 person	3 bed room/4 person	3 bed room/5 person	4 bed room/5 person	4 bed room/6 person
Table	1	1	1	1	1	1	1	1	1	1
Chair	2	3	3	4	4	4	5	6	6	6
Easy Chair	1	2	2	2	2	2	2	3	3	4
Settee	-	-	-	1	1	1	1	1	1	1
Wardrobe	1	1	1	2	2	3	3	3	4	4
Single Bed	1	-	2	1	2	3	2	3	3	4
Double Bed	-	1	-	1	1	-	1	1	1	1
Chest of Drawers	1	1	2	2	3	3	3	4	4	5
Fridge	1	1	1	1	1	1	1	1	1	1
Cooker	1	1	1	1	1	1	1	1	1	1
washing machine ("plumbed" & in working order)	1	1	1	1	1	1	1	1	1	1
Carpets/Floor coverings	Each Unit shall be supplied with fitted carpets (or other suitable flooring as deemed suitable by the council) in bedrooms, living rooms, halls and stair ways with suitable washable floor coverings in kitchens, bathrooms and WCs									
Cots	TO SUIT EACH HOUSEHOLDS REQUIREMENTS									

Nets and Curtains,  
or other suitable  
window coverings  
as approved by the  
council

AT EVERY WINDOW