

PRESTON CITY COUNCIL

LANDLORDS' INFORMATION PACK

**STANDARDS FOR HOUSES LET IN SINGLE OCCUPATION OR
SELF CONTAINED FLATS**

CATEGORY F: This standard applies only to houses let to a single household and to self contained flats occupied by a single household

STANDARDS OF AMENITY AND FITNESS FOR HABITATION

1.0 REPAIR

1.1 The property shall be in a good standard of repair having regard to its age, character and locality and, in particular, shall be free from any disrepair which may prejudice the health and safety of the occupiers.

2.0 STABILITY

2.1 The property must be in a structurally sound condition. Properties which have previously experienced slight settlement but are now structurally stable are normally considered to be acceptable. However, if the building is considered likely to further instability or, if previous movement has left it substantially weakened, then it may not be considered to be in a satisfactory condition.

3.0 DAMPNESS

3.1 The property shall be substantially free from dampness so that neither the personal comfort nor the health and safety of the occupier is prejudiced. This includes dampness caused by a missing or defective damp proof course, any form of disrepair or condensation.

4.0 NATURAL LIGHTING

4.1. All habitable rooms shall be provided with an area of clear glazing situated in either a window and/or a door, equivalent in total area to at least one-tenth of the floor area of the room.

4.2. Where practicable all kitchens, bathrooms and water closet compartments shall comply with 4.1 above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of Part 5. All glazing to windows in bathrooms and water closet compartments shall be obscure.

4.3. Where practicable all staircases, landings and passages shall be provided with an area of clear glazing in a window. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of Part 5.

4.4. Underground rooms used as habitable rooms shall comply with the Council's guidance note 'Standards for Underground Rooms', available as part of the Landlords' Information Pack.

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5.0 ARTIFICIAL LIGHTING

- 5.1. All habitable rooms, kitchens, bathrooms, water closet compartments, staircases, landings and passages shall be adequately lighted by electricity. All wiring and fittings should be maintained in a safe condition.

6.0 VENTILATION

- 6.1. All habitable rooms shall be ventilated directly to the external air by a window, the openable area of which shall be equivalent to at least one-twentieth of the floor area of the room and some portion of this should be at least 1.75m above floor level. Neither an openable door giving access directly to the external air nor a louvered opening in such a door will be acceptable for the purpose of this requirement.
- 6.2. Where practicable all kitchens, bathrooms and water closet compartments shall comply with 6.1 above, but where this is not practicable, mechanical ventilation providing a minimum of three air changes per hour shall be provided. Such an installation shall be fitted with an overrun device and be connected to the lighting circuit of the room. All wiring and fittings shall be maintained in a safe condition.

7.0 WATER SUPPLY

- 7.1. A supply of cold running water suitable for drinking purposes shall be provided at the kitchen sink.

8.0 FACILITIES FOR PREPARATION AND COOKING OF FOOD AND FOR THE DISPOSAL OF WASTE WATER

The following facilities are to be provided in a kitchen or kitchen/dining room and arranged so that they may be safely used:

- 8.1 A sink unit with a single bowl and drainer provided with a constant and adequate supply of hot and cold running water. The cold water supply must be suitable for drinking purposes.
- 8.2 Space for a full sized cooker with an oven grill and four rings – and either a gas point or a 30 amp electrical connection.
- 8.3 Space for a refrigerator of 0.13m² minimum capacity and provision of a 13 amp electrical socket for exclusive use with the refrigerator.
- 8.4 A 1000 x 600mm securely fixed work surface made from materials which are impervious and capable of being readily cleaned. At least two 13 amp electrical sockets are to be provided above the work surface.
- 8.5 In addition, all walls, floors and ceilings should be generally non porous and reasonably smooth so they can be cleaned effectively.
- 8.6 All appliances shall be properly connected to the drainage system.

9.0 DRAINAGE

- 9.1 The house shall be provided with an effective system of drainage both above and below ground for the disposal of foul water and surface water.

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10.0 SPACE HEATING

- 10.1 The main living room shall be provided with a fixed electrical or gas heating appliance or a suitable solid fuel hearth of sufficient capacity to heat the room.
- 10.2 Portable paraffin, liquefied petroleum gas or oil fired heaters (except sealed radiators of the Dimplex type) are not acceptable.
- 10.3 In other habitable rooms, there shall be as a minimum, a 13 amp electrical socket provided for exclusive use with an electrical appliance.

11.0 SANITARY CONVENIENCES AND PERSONAL WASHING FACILITIES

- 11.1 One internally located toilet, wash hand basin and bath or shower shall be provided. The toilet may be either within the bathroom or within its own compartment. The facilities are to be located so that all occupiers can access them without passing through another bedroom.
- 11.2 Wash hand basins, baths and showers shall be provided with a constant supply of hot and cold water.
- 11.3 All appliances shall be properly connected to the drainage system.
- 11.4 Hot and cold water supplies to every bath, shower and wash hand basin shall be available at all times.

12.0 SPACE STANDARDS

- 12.1 Following application and inspection, the Council will provide a statement which stipulates the maximum number of persons who may reside at the property. This is calculated using the national minimum standard set out in Part X of the Housing Act 1985 and is based upon the number and size of the rooms available and the age of the occupiers.
- 12.2 No persons of opposite sex and of ten years or over who are not cohabiting shall sleep in the same room.

13.0 MEANS OF ESCAPE FROM FIRE AND OTHER FIRE PRECAUTIONS

- 13.1 Dwellings let as single households are not required to have means of escape from fire. However, properties let out as more than one self contained flat will. Please see separate leaflets, "Guidance on Means of Escape from Fire in Houses in Multiple Occupation".

14.0 FURNISHINGS, ELECTRICAL AND GAS SAFETY

- 14.1 Where furnishings are provided, they shall comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988.
- 14.2 Where provided, all electrical appliances shall comply with the Electrical Equipment (Safety) Regulations 1994.
- 14.3 Where provided, gas appliances and installations shall comply with the Gas Safety (Installation and Use) Regulations 1994 (as amended).

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14.4 This legislation is not enforced by Preston City Council but by the Lancashire County Council Trading Standards Department (14.1 and 14.2) and the Health and Safety Executive (14.3). Separate leaflets for both the above are available as part of this information pack.

Note: This is a guidance note only and is not a statement of law. If you are not sure about your legal position in any respect you should contact the Council.