

Landlord property standards



Genesis



Introduction

This booklet sets out the minimum property standards for the leasing schemes operated by Genesis Housing Association. It is a summary and should be used by you as a guide when considering the works needed to bring your property up to the required minimum standard.

These standards are not comprehensive and are subject to alterations which depend on the contract, building regulations, planning and housing and public health legislation. Where necessary, Genesis will interpret such legislation to protect your property and the health and safety of the occupiers.

A Genesis negotiator will arrange an inspection and will draw up a Schedule of Work document that will indicate what you will need to do to your property.



General-all rooms

Internal decoration must be clean and free of marks, (includes walls, woodwork and ceilings)

The flooring in the kitchen, bathroom(s) and WC must be fitted with waterproof flooring and sealed around the edges with silicone. Carpets must be fitted with underlay. Timber flooring must be sound and free of loose boards.

Curtains or blinds must be fitted to all windows

Provide lampshades for all lights and fit with energy efficient bulbs

External doors must be fitted with secure locks, a night latch and a 5-lever mortice deadlock with thumb turn keys. Three full sets are required, including communal access fobs

The property must be fitted with a working door bell

Kitchen

The cooker must be gas or electric, clean and in good working condition

Provide a new fridge and freezer or combined as per size of accommodation

In the absence of an opening window in the kitchen, a fitted mechanical extractor fan must be available

All kitchen units must be in proportion to the property size

Worktops must be free of scratches and burn marks

A suitable tiled splash back must be fitted around the sink units

Must provide suitable plumbing and space for a washing machine

Bathroom / WC

Provide a fitted wash hand basin where there is a WC in accordance to current building regulations

WC must be in working order with a seat

Provide a high-level door lock or bolt to bathroom / WC door

Remove all shower head attachments, rails and curtains (except where a fixed ridge screen is fitted). Areas around the shower must be tiled and sealed.

In the absence of an opening window, a fitted mechanical extractor fan linked to the light must be available (with a 15 minute time delay, after light is switched off)

Heating systems

Acceptable heating:

- Gas central heating
 - Modern Economy 7 heating with an off peak meter
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Gas fires must be removed and capped off at the supply pipe

All habitable rooms must have an adequate and sufficient supply of heat in accordance to the size of the rooms

Central heating maintenance cover can be arranged by the landlord or Genesis can arrange cover for the duration of the lease

Properties with back boilers are not accepted, even with the gas fire capped off

Health and safety

One smoke detector per floor and must be wired to main electrics

Carbon monoxide detectors must be fitted if the boiler is located in a bedroom or has a concealed flue

Windows must be secure and with adequate ventilation

All windows on the first floor and above (or where there is a significant drop) must have fitted restrictors with a maximum 100mm opening

All windows on ground floor must be fitted with a lock

All internal doors leading to the kitchen must be fitted with a 30 minute fire check door with self-closing device

All polystyrene decorative tiles and covering must be removed from all areas of the property

All stairs must be fitted with a suitable handrail. Balustrades should have a maximum 100mm space between them (open risers should be infilled)

If your property does not have a fully contained water supply you must provide details of who is responsible for maintaining the water system to your property. You must provide information with regards to testing of legionella and the general upkeep, cleaning and flushing through the system

Safety certification

Gas Safety Certification – A safety check is to be carried out by a Gas Safe registered engineer and a pass certificate provided. The certificate must be free of any remedial works. The certificate must confirm service of boiler and include all gas appliances. The certificate must not be older than one month at the time of handover

Electrical Installation Safety Certification (NICEIC 17th Edition periodic inspection). The electrical safety check must be carried out by a NICEIC registered electrician. The certificate must state the engineer's name, registration number and include the satisfactory state of compliance

You must provide an Energy Performance Certificate minimum rating E or above

Utility services

All gas, electricity and water services must be separately metered. Isolation points for stop cocks must be clearly labelled, easy to reach and accessible from within each property. Any supply to communal areas must be metered separately and paid for by the landlord

Gas and electric services must be switched on and have working meters.
If services have been disconnected you must ensure they are re-connected

If meters are prepayment type (card/key) the key and card meters must be provided with prepayment of a minimum of £15 credit on each meter

External

The building must be structurally sound, completely water tight and in good repair condition

External metal, wood and concrete staircases must be checked by a registered professional company and a copy of a safety report must be provided

All communal areas must be safe, clean and clear of obstruction. These areas must be maintained throughout the term of the lease

The roof and rainwater goods must be in a good and serviceable condition. Guttering and down pipes should be fitted in good condition clear of blockages

External walls and fencing (including boundary walls) must be of a minimum height of one meter. Side access gates must be secured with a latch and bolt

Sheds and outbuildings must be structurally sound and empty

The garage must be part of the letting. It must be cleared and secure

The garden must be clear. Patios, paths and other concrete areas must be level. Ponds must be filled. Manhole covers should be easily removable for access. Large trees and vegetation must be pruned annually

Furniture

Furniture requirements will vary depending on the borough your property is located in. Your negotiator will be able to give you guidance about the furniture requirements for your property. All furniture provided must be clearly labelled and must conform to the current fire safety regulation

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