

In order to assist landlords, this brochure sets out the minimum property standards required for the guaranteed rent service operated by Smartspace Property Solutions. It is a summary and should be used as a guide when considering works to bring your property up to the minimum standard.

These guidelines are generic and subject to change in accordance with legislation, housing standards and contractual requirements.

Certification & Documentation

Gas Safety Certificate

An annual gas safety check is to be carried out by a Gas Safe registered contractor with a copy of the pass certificate provided.

Energy Performance Certificate

Landlords are required to provide an Energy Performance Certificate (EPC)

Electrical Installation Safety Certificate

A periodic inspection certificate is to be carried out by an N.I.C.E.I.C or N.A.P.I.T registered electrician.

Proof of Ownership

Provide proof that you are the legal owner of the property.

Buildings Insurance

We require a copy of the current buildings insurance policy. Insurance policies must clearly state that your property is covered for homeless households or DSS tenants to be in occupation (nominated by a local authority).

Note: The above documentation and certification must be supplied to us prior or on the final inspection. We can arrange and complete the required certification on your behalf. Please contact us for further assistance

Health & Safety

- A minimum of one lithium 10-year battery life smoke alarm is required per floor.
- Carbon monoxide detectors must be fitted if the boiler is located in a bedroom or has a concealed flue.
- 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 or spindles should have a maximum 100mm gap between them (open risers should be infilled).
- A mains wired heat detector may be required within the kitchen.
- Any furniture provided must comply with the Furniture and Furnishings (Fire Safety) Regulations 1993. All furniture should be clean and in good condition.

Internal Property Standards

Decoration

- Internal decoration to be painted, be in good condition and free of marks (includes walls, ceilings and woodwork).

Windows

- All windows to be free from cracks and be in complete working order.
- All windows lower than 1.2m above ground floor level, must be fitted with restrictors which limits opening to 150mm.
- All locking windows must be secure and have keys.
- Windows in bathrooms and toilets shall be fitted with obscure glass or covered with a suitable privacy film or blind.

Internal Property Standards

Doors

- All doors to be well fitted and must open and close properly.
- Door stops shall be fitted to floors or walls to protect walls from door handle damage.
- Entrance doors to be fitted with a Yale type lock and a 5-lever mortice deadlock.
- The property must be fitted with a working door bell.

Dampness

- All Properties shall be free from damp, mould and condensation.

Insulation

- Water storage tanks to be fitted with a suitable insulated cylinder jacket.
- Loft insulation to be a minimum of 150mm deep.

Room Standards

Living Rooms & Bedrooms

- Minimum living rooms and main bedrooms size 9.5m² (100sqft), with at least two double sockets.
- Minimum single bedroom size 6.5m² (70sqft), with at least one double socket.
- Lamp shades to be fitted on all lighting points.
- Carpet or laminate wood flooring to be fitted and be in good condition.
- Nets and curtains or blinds to be fitted to windows.

Room Standards

Kitchens

- Kitchen units to be operational securely fitted and have adequate and hygienic storage.
- A gas or electric cooker (restrained to wall if free standing), clean and in good condition, is to be provided.
- An adequate space for a fridge/freezer to be available.
- A minimum of two double sockets at worktop height, plus low level sockets (below worktops) for washing machine and fridge/freezer.
- A clear space of 600mm with suitable connections, plumbing and drainage to allow for the installation of a washing machine.
- Worktops to be in good condition with tiled splash back above to be of a minimum height of 300mm.
- Wall tiles to be intact and grouted.
- Sinks and worktops to be sealed around edges and joints with a mastic seal.
- Flooring to be vinyl or tiles and be in good condition, with no stains or loose edges.
- Blinds or net curtains to be fitted to windows.
- Kitchen to be well ventilated either by means of a window or suitable extractor fan.
- Mains wired heat detector required if no kitchen door fitted.
- Kitchen door must be a FD30 fire door with intumescent strips and a self closer.
- Fire blanket fitted on the wall or worktop near the kitchen door.

Room Standards

Bathrooms

- Bathrooms must be clean, hygienic and in good working order.
- Baths, showers and basins to be tiled to a sufficient height to protect decoration of walls.
- Shower screen or curtain required on all baths to prevent water damage to floor.
- Toilet roll holder, cabinet and wall-mounted mirror must be fitted.
- Tiles and seals to be intact and fully watertight.
- Suitable IP rated light to be fitted.
- To be well ventilated either by means of a window or suitable extractor fan.
- Flooring to be vinyl or ceramic floor tiles and be in good condition, with no stains or loose edges.

External Property Standards

- The building must be structurally sound, completely water tight and in good repair condition.
- 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.
- Adequate facilities to be provided for storage and disposal of refuse.
- All communal areas must be safe, clean, well lit and clear of obstruction.
- Gardens must be cleared and tidy with grass, shrubs and trees cut back.
- Boundary Fences, gates, paving and steps must be secure and in good order

External Property Standards

- Sheds and all other external structures to be in good repair and condition or to be removed.

Utility Services

- Gas, water and electricity to be connected and service provider details supplied.
- Isolation points for stop cocks must be clearly labelled, easy to reach and accessible to be online from within the property.
- Electric or gas key/card meters to have a minimum of £10 credit on each with key/cards supplied to us or left inside the relevant meter

Heating Systems

- Accepted heating: Gas central heating or economy 7 with instruction manuals left at the property.
- All habitable rooms must have an adequate and sufficient supply of heat in accordance to the size of the rooms.

Heating Maintenance Contract

- Provide details and ensure you have a service contract on your boiler and central heating system in place.

Keys

- Three clearly labelled complete sets of keys to be provided before/on the final inspection.
- All keys to be tested and working.