



PRIVATE SECTOR LEASING

PROPERTY STANDARDS

This information lists the basic requirements for properties used as temporary accommodation for households placed by the London Borough of Lewisham. The Council expects that the property will meet all statutory requirements in respect of gas and electrical safety, and will be in a satisfactory state of repair.

The property will be the main residence for the family placed for some considerable period of time and possibly the duration of the lease period.

EXTERNAL STANDARDS

1. THE ROOF

To be watertight, free from defects and loose or missing tiles etc.

2. GUTTERING

Pipes to be secured to wall gutters and be free from blockages, and in good repair.

3. GARDEN

Garden to be clear of rubbish and to have vegetation cut back including shrubs and trees.

Fences to be in good order.

Gate(s) to operate, gate posts/pillars to be secure.

Sheds, if applicable, to be safe and in good order, or be removed.

Greenhouses must be dismantled and removed.

Paths and steps must not be uneven and should be free of slime.

4. RUBBISH

Bins to be provided for the disposal of rubbish.

INTERNAL STANDARDS

1. WALLS & CEILINGS

1.1 Insulation

Loft to have a minimum of 250mm-loft insulation and cavity wall insulation (if cavity walls).

1.2 Damp

Property to be free from damp.

Walls to be free from evidence of damp, mould, condensation, peeling paper etc.

1.3 Plaster

Plaster to be sound, and not to show movement when examined.

1.4 Decoration

Surfaces to be painted, and/or papered.

Paint to be clean and free from obvious markings, dirt etc.

Wallpaper to be in good condition and free from defects.

Wood to be free from rot and painted to a reasonable standard with gloss paint.

1.5 Advice on Redecoration

The standards below apply to the landlord carrying out redecoration during the lease or when preparing the property for leasing.

All walls to be painted in vinyl emulsion.

Ceilings to be painted in emulsion.

Woodwork to be painted in gloss.

Walls in kitchen and bathrooms to be painted in eggshell.

2 WINDOWS

2.1 All windows must be double glazed, double glazed units or secondary glazing.

2.2 Glass

The glass and glazing must not be broken or have any visible cracks. All frames must be in good working order and in sound condition.

2.3 Operation

Louvre type windows and centre hung "swing" windows will be accepted at the discretion of the London Borough of Lewisham. Swing windows must have a restraining bar.

2.4 Child Safety

Windows above ground level present a danger to a child and must be fitted with a window restrictor mechanism.

2.5 Glazing

All glazing, which is under 800mm/2.8feet from the floor (and greater than 25cm in any direction) to be either re-glazed with toughened safety glass or covered with safety film.

3 DOORS

All external doors to have mortise locks fitted. To be capable of being locked and to be fitted with an additional "Yale type latch".

Doorbell to be fitted and working.

All internal locks to have keys removed, save for bathroom and toilet.

All large glass panes in doors to be fitted with safety glass or film.

4 STAIRCASES

All staircases must have banisters and balustrades
Gaps between spindles to be no more than 100mm.
A two-way light switch to be provided in the stairwell.
The gaps between balustrades must be no greater than 100mm.

5 HEATING

Heating must be Gas central heating or Electric "Economy Seven" heating. The heating is to be sufficient to maintain an internal temperature of 21 degrees Celsius in the living room and 18 degrees Celsius in the bedrooms, kitchen and hallway; when outside temperature is minus 1 degree Celsius.

Landlord to provide Gas safety certificate and a copy of the annual Homecare 200 Boiler Cover contract with NO EXCESS . Please note that warm air ducted heating systems, electric under floor heating and wall mounted panel heaters will not be accepted.

The heating system must have a timer and/or room thermostat.

The heating must operate independently from the hot water system.

6 ELECTRICS

The minimum number of sockets per room:

Living Room - 3 double sockets (2 is a minimum)

Double Bedrooms - 2 double sockets

Single Bedrooms - 1 double sockets

Kitchen - 4 sockets (2 double at worktop height, plus 1 socket for fridge and 1 socket for washing machine).

Boiler to be on a spur.

Landing - 1 socket.

The landlord is to provide a current NICEIC electrical safety report. This must have no items marked as requiring urgent attention or investigation.

7 CARPETS

Carpets to be clean, of reasonable quality and free from defects (tainting, excessive wear etc.)

8 CURTAINS

Curtain rail to be securely fitted above all windows, except in kitchen and bathroom.

Curtains to be clean and free from defects.

Nets are usually required to be fitted to all windows.

Light shades to be fitted to all habitable rooms.

9 FURNITURE

The London Borough of Lewisham requires carpets and curtains. Should furniture be left in the property, it will be at the landlord's own risk and no extra rent will be made for it. Any furniture that is left, must comply with the Furniture and Furnishing (Fire Safety) Regulations 1988 (as amended).

10 FIRE SAFETY

10.1 Front doors to Flats

Internal doors leading off communal hallway **MUST** be half hour fire doors, to meet Building Standard 476 part 22.

10.2 Fire Alarms

The preferred type of smoke alarm is an electrically operated interlinked smoke alarm installed to each floor. Alarms must comply with Building Standard 5839 Part 6 conforming to Grade D, Type LD2. However, the minimum standard is for single, battery-operated alarms to be installed to each floor. (If the property is a flat, then smoke alarms must be fitted in the hallway, one just outside the kitchen door and one in the main lounge.)

10.3 CO2 Monitors

This is required to be fitted in the same room as the Boiler to keep levels of Carbon Monoxide at a safe level.

11 KITCHEN

11.1 Sockets

Two double sockets at work top height.

Two low level sockets (for fridge and washing machine).

11.2 Sink

Tiling of splash back to a minimum of 300mm (two tiles high).

Sinks and worktops to be sealed around the edges with silicone sealant.

Waste pipes and taps to be defect free, with no leaks or drips.

Taps to be easy to operate.

11.3 Units

Floor units (excluding the sink unit).

A minimum of 2 x 1000mm fitted units to be provided

A minimum of two drawers to be provided per unit.

Units to be free from defects.

Wall units - A minimum of 2 x 1000mm wall units to be provided

11.4 Washing Machine

The London Borough of Lewisham does not require a washing machine to be provided.

Fittings to be provided to allow the installation of washing machine.

Non return valve to be fitted to the waste pipe.

11.5 Floor Covering

Floor covering to be of a vinyl type and free from defects.

12 BATHROOM

12.1 Floor covering to be of a vinyl type, sealed around the edge with silicone sealant.

12.2 Mirror; towel rail and toilet roll holder to be provided.

12.3 Bath

Bath to be clean.

Tiles to be to a height of 30cm around bath, sealed at the joints.

Plastic bath panels are an item London Borough of Lewisham will not accept responsibility for and may ask to be replaced if and when they become defective.

12.4 Showers (where provided)

Showers are not essential but where provided, the landlord must ensure that their use will not do damage to the property.

Separate shower cubicles to be tiled to a height of 2.00m plus.

Base to be adequately sealed.

Curtain / door to be provided

12.5 Shower fitted above baths

Tiling to be of sufficient height to protect the decoration of the wall (1.80m plus).

Shower door or curtain to be supplied and to be of a sufficient standard to prevent water damage to floor.

Sink(s) as for kitchen.

12.6 Wash Basin

Tiling of splash backs to a minimum of 300mm to be sealed around edges with silicon seal waster pipes and taps to be defeat free, no leaks, or drips and easy to operate.

12.7 Toilet

Toilet to be clean and secure.

Toilet seat to be secure.

Cistern to fill at a reasonable rate.

Floor (as for kitchen).

Sufficient ventilation to be provided.

Where necessary extractor fans to be provided.

13 BEDROOMS

Bedrooms must be a minimum size of 70 - 90 square feet.

14 GAS

Gas services must be on pre-payment Quantum Card Meter.

15 WATER

Stop cock must be inside, accessible and in good working order.

16 ELECTRICITY

Electrical services must be on pre-payment Electricity Key Meter and at a reasonable height.

17 PEST CONTROL

Property must be free from all pests, including Cockroaches, Mice, Fleas etc.