

## **The Derby City Private Landlords' Charter**

The Council values the contribution that private landlords make to housing provision in the city and acknowledge that the majority do provide a high standard of accommodation for their tenants.

Many landlords though are perhaps not fully aware of the standards that their properties should meet to ensure their tenants are free from unacceptable hazards to their health and safety.

This document to be known as the 'Derby City Private Landlords' Charter' has been put together to help existing landlords and those thinking of becoming a landlord to understand their responsibilities more fully. It is based on most of the matters that an inspecting officer would look for under the Housing Health and Safety Rating System.

In short, a landlord should ensure that properties they let are free from the most common hazards as detailed below:

### **Damp and Mould**

- there is no rising or penetrating damp, no significant condensation dampness and no significant mould growth

### **Excess Cold**

- there is an adequate, properly installed, properly maintained, central heating system that can be controlled by the occupants
- there is adequate thermal insulation to the roof space in accordance with British Standard 5803 (275 mm to comply with current Building Regulations), and to walls and floors to minimise heat loss
- there is adequate draught proofing to doors and windows

### **Gas Safety, Carbon Monoxide and Fuel Combustion Products**

- where gas is supplied to the property, all gas appliances and flues owned by the landlord are safe to use and checked and certified annually by a Gas Safe Registered Engineer accordance with the current Gas Safety (Installation and Use) Regulations
- where solid fuel burning appliances are present (except a gas cooker), a carbon monoxide detector is fitted in the same room in accordance with British Standard EN 50292:2013

### **Electrical Safety**

- there is a safe and modern electrical installation that has been tested every 5 years and certificated (British Standard 7671, Electrical Installation Condition Report)
- provision of a sufficient number of double socket outlets in each room for modern living

### **Lighting and Ventilation**

- there is adequate natural lighting to all rooms used for living, sleeping or studying / reading

- there is adequate artificial lighting to all rooms and spaces
- there is adequate natural ventilation throughout and adequate mechanical extract ventilation in kitchens and bathrooms

### **Food Safety, Domestic Hygiene, Pests and Refuse and Flames, Hot Surfaces and Materials**

- there are reasonably modern and satisfactory facilities for the storage, preparation and cooking of food in a safely designed and convenient kitchen or kitchen space
- the design and construction is such that it can easily be kept clean
- there are no unreasonable risks from hot surfaces or flames
- there is suitable provision for storage of refuse inside and outside
- there are no access points for pests

### **Personal Hygiene, Sanitation and Drainage**

- there is a reasonably modern toilet, bath/shower and washbasin located hygienically in a convenient bathroom

### **Position and operability of amenities**

- amenities, fittings and equipment are positioned and located in such a way as to prevent physical strain or falls.

### **Collision and Entrapment**

- there are no elements that may cause a trapping or collision injury

### **Entry by Intruders**

- windows and doors are sound and there is sufficient security against unauthorised entry having regard to burglary rates in the area

### **Falls**

- there are no unreasonable risks from falling on stairs, between levels or on the level
- handrails are fitted to the full length of all staircases
- window restrictors are fitted in accordance with British Standard BS 6375-2 to all first floor bottom opening windows where the cill height is 800mm or less above floor level

### **Fire Safety**

- there is adequate fire protection by the provision of sound, solid constructed and well-fitting internal doors, and ceilings, walls and floors that offer 30 minutes fire protection
- there is an appropriately designed fire detection and alarm system with alarms that are interlinked and supplied with mains electricity in accordance with British Standard 5839-6:2019

## **Asbestos**

- keep a record of the location and condition of asbestos in the dwelling and label it
- ensure it is in
  - good condition
  - ensure it is effectively sealed
  - not likely to be damaged; and/or not likely to be worked on or disturbed
  - make it inaccessible to prevent occupiers damaging the sealing surface

Where existing asbestos is damaged or is likely to be damaged or disturbed, an assessment needs to be made and action taken to repair, seal, enclose or remove it. This work may have to be undertaken by a licensed contractor.

## **Structural Collapse**

- there is no disrepair that could result in the collapse or falling of an element either internally or externally

## **Noise**

- the construction of separating walls and floors - particularly between flats – is such that excessive sound transmission is prevented

## **Crowding and Space**

- there is no overcrowding or other crowding and space issues

For further information and or clarification of anything in this document landlords should contact the Housing Standards Team on 01332 640764 or email

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