

Empty Homes Loan Programme Durham Housing Standard Information for Applicant

The Durham Housing Standard is a property standard and is used to assist in identifying the potential repair and improvement work as part of the Empty Homes Interest Free Repayment Loan.

The property must be free from category one hazards under the Housing Health and Safety Rating System (HHSRS) and be wind and water tight. To help achieve this, the following elements should be rectified.

Element	Details
1. Roof & Chimney	Roof should be water tight. All roof tiles should be securely fixed, timber should be free from wet and dry rot and be structurally sound. Lead should be adequately fixed. Chimney should be sound.
2. Rainwater Goods & Fascia's	Rainwater goods and fascia's must be in situ and in good working condition.
3. External Walls	External walls should not show signs of subsidence. Brickwork and pointing should be sound.
4. Doors and Windows	The property should have double glazed units fitted, either upvc or timber. Installation of windows and doors should be fitted by a FENSA registered installer or registered and signed off by the Councils Building Control Department.
5. Yards & Gardens	Yards should be level and free from any uneven surfaces. Gardens should be cut back and easily maintainable. Boundaries should be secure where walls/fences/gates are missing. Any external steps or raised areas must be in a good state of repair with accompanying handrail if required.
6. Damp Proofing & Plastering	The property should be free from any form of damp. Remedial plastering works to be carried out to make good any treated walls. Damp proofing works should be carried out to an appropriate standard and have a guarantee.
7. Kitchen	Kitchen should be functioning and free from hazards.

8. Bathroom	Bathroom should be functioning and free from hazards.
9. Safety Precaution (Smoke Alarms & CO2)	Smoke alarms need to be installed, preferably hard wired and in line with current building regulations. Install a minimum of one carbon monoxide alarm within the property and one in any room used as living space where solid fuel is used.
10. Plumbing and Heating	Central Heating should be installed within the property and hot and cold running water to be plumbed in accordingly and accompanied by the relevant installation certificate. Gas appliances should be serviced and any issues raised to be rectified. New fire, fireplace and hearths can be installed. A valid gas safety certificate or an installation certificate should be provided as appropriate to ensure it is in safe working order prior to occupation.
11. Electrical	Electricians should be checked and remedial work carried out by a competent person where required and relevant certification provided. New light fittings, fixings and fixtures can be included.
12. Halls & Stairs	Stairs should be adequately lit and have secured handrails.
13. Plastering & Internal Walls	The property can be plastered and skimmed.
14. Flooring	Carpets, tiles, wooden or other flooring can be installed within the property.
15. Decoration	The property can be decorated; this includes internal and external decoration.
16. Internal Doors & Woodwork	Internal doors can be upgraded, this includes new door handles and architrave. Internal joinery can be upgraded, this includes new skirting boards.
17. Site Clearance / Skip Hire	The property must be kept clear and waste disposed of in a responsible manner.

The maximum loan amount that can be awarded is £15,000 to include admin fee, VAT and charges

All certification must be provided to the Private Sector Housing Team ahead of any final payments being made.