

## Durham Leasing Property Standard

Durham County Council's Local Lettings Agency (LLA) requires Landlords to agree to a property standard for properties they lease to the LLA.

The Landlord will need to ensure that the accommodation subject to the lease agreement must be in a good state of repair, be in a safe, warm and comfortable condition and free from significant defects and Category 1 hazards in accordance with the HHSRS in accordance with Part 1 of the Housing Act 2004, with modern facilities and services and provide a reasonable degree of thermal comfort.

### Property Condition Standard

	Element	Standard
	<b>Exterior</b>	
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 securely fixed, and 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 Council's Building Control Department
5	Damp Proofing	The property should be free from any form of damp, should have a damp-proof course and a guarantee where appropriate.
6	Outside Space	Yards should be level and free from any uneven surfaces. Gardens should be cut back and easily maintainable. Boundaries should be secure. Any external steps or raised areas must be in a good state of repair with accompanying handrail if required.
7	Refuse Provision	Refuse / Recycling bins should be provided in a suitable storage area.
8	Security	Mortice locks should be installed to all external doors and locks installed to all accessible windows,
	<b>Interior</b>	
9	Kitchen	The kitchen should be in good condition, be free from hazards and have adequate space with a functional layout.

10	Bathroom	The Bathroom should be in good condition, free from hazards and appropriately located within the property.
11	Smoke Alarms / Carbon Monoxide Detectors	Smoke alarms must be installed, preferably hard wired in line with current building regulations. A Carbon Monoxide detector must be provided in any room used wholly or partly as living accommodation which contains solid fuel burning combustion appliances or with a gas central heating system.
12	Plumbing & Heating	Central Heating with a fixed heating appliance in each habitable room and providing hot and cold running water should be installed within the property and a copy of the relevant installation certificate should be provided.
13	Gas Safety	An annual gas safety check must be undertaken on all gas installations by a competent Gas Safe registered installer and a copy of the current CP12 inspection report provided in accordance with the Gas Safety (installation and use) Regulations 1994.
14	Energy Performance Certificate (EPC)	An Energy Performance Certificate must be provided. The certificate is valid for ten years, but the property should be re-inspected within that time if any work is carried out that could affect the rating in accordance with The Energy Performance of Buildings (Certificates and Inspections) Regulations 2007.
15	Hall & Stairs	Stairs should be solid, well-lit and have secured handrails.
16	Internal Doors and Woodwork	Internal doors and other woodwork should be properly fitted and in good condition.
17	Flooring	Carpets, tiles, wooden or other flooring should be installed within the property
18	Decoration	The property should have a good standard of decoration throughout.