



## Property Accreditation Scheme

Sefton Council 

## Property Code Of Standards

This Code of Standards is accepted by all landlords with accredited properties and accredited managing agents as the minimum standards. It does not replace a landlord/agent's legal obligations but will help promote high standards of property in Sefton by ensuring the physical condition of dwellings and the provision of basic amenities are not liable to be prejudicial to the health, safety and welfare of tenants or the surrounding neighbourhood.

**An up to date Landlord's gas safety certificate will be required to be submitted.**

***Houses in Multiple Occupation (HMOs) must have adequate fire precautions in accordance with current national guidance, local authority standards and licensing & management regulations (where applicable).***

**Before a property is suitable to be submitted to this scheme, it must be free from Category 1 Hazards as defined in Part 1 of the Housing Act 2004.**

In order to gain accreditation status, properties must meet the HMO licensing standards (where applicable), prove suitable for occupation and meet ALL of the following accreditation standards. If any of the accreditation criteria cannot be met at the time of application, Sefton Council will work with you to help you meet the standards.



The accreditation requirements are split into 6 areas which are assessed during the visit:

### **Electrical Safety**

The electrical installation including wiring, switches and sockets must be in a safe condition. In the event of defects or danger signs, an electrician must be called immediately and any defects rectified.

**For Houses in Multiple Occupation (HMOs), a current Electrical Installation Condition Report (EICR) MUST be available.**

### **Fire & Carbon Monoxide Safety**

All properties that are NOT HMOs must be fitted with a functional form of fire detection incorporating an audible alarm. A minimum of one battery operated smoke detector, suitably sited, on each floor.

All HMO premises as defined under sections 254 and 257 of the Housing Act 2004, must have adequate fire precautions in accordance with risk.

The appropriate national guidance for fire safety in HMO premises is entitled 'Housing – Fire Safety, Guidance on Fire Safety Provisions for Certain Types of Existing Housing' but is generally referred to as 'the LACORS Guide'.

<https://www.sefton.gov.uk/media/1187781/LACORS-Fire-Safety-Guide.pdf>

All HMOs must be compliant with this guidance.

Carbon Monoxide Detectors are to be fitted in every room used as living accommodation where there is a solid fuel appliance present.

All detectors and their installation must comply with the appropriate British Standards and be tested on a regular basis. For tenancies starting on or after 1<sup>st</sup> October 2015, evidence should be provided that detectors were functional at the tenancy start date.

### **Energy Efficiency & Thermal Comfort**

Provision must be made for a fixed heating system in all rooms of the property. Where appropriate, external doors, windows and letterboxes to be draft proofed. For all properties that are NOT HMOs, a suitable Energy Performance Certificate (EPC) demonstrating a minimum rating of E.

### **Security**

External doors must be of strong, solid, safe construction. The door, and associated architrave and frame must be of sufficient strength to resist forced entry and fitted with a lock conforming to BS3621 or of an equivalent standard **HMOs require mortise locks with thumb release mechanism so they can be readily opened without the use of a key.**



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#### Standard of Accommodation

Properties MUST comply with all current, relevant Housing legislation. All parts of the property must be in a satisfactory state of repair, be clean and safe. Appliances provided by the landlord must be provided in good working order and maintained appropriately during the tenancy.

#### Space and Facilities

External recreation space should be maintained to a satisfactory standard (garden/yard/outbuildings). Adequate and suitable provision for the disposal of household refuse should be available.

**Agreement for property address:** \_\_\_\_\_  
\_\_\_\_\_

I agree to abide by this Code of Standards and understand that the accreditation status of a property may be revoked if it fails to meet the standards of the Scheme. An appeal process is in place.

**Name of Landlord/Agent:** \_\_\_\_\_  
(please print in capital letters)

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Return signed agreement to:** Housing Standards Team, Sefton Council, 1<sup>st</sup> Floor, Magdalen House, 30 Trinity Road, Bootle, L20 3NJ

**Email:** [private.housing@sefton.gov.uk](mailto:private.housing@sefton.gov.uk)