



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.

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 and free of damp and mould.

In order to gain accreditation status, properties must meet the Selective, Additional or Mandatory 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 7 areas which are assessed during the visit:

Gas Safety

If gas is supplied to the property, a Landlords Gas Safety Certificate must be provided. Gas safety checks and certificates must be carried out annually, unless the preceding report states that the next inspection should take place sooner. Certificates must be carried out by a registered Gas Safety Engineer.

Electrical Safety

The electrical installation including wiring, switches and sockets must be in a safe condition and checked by a competent person. In the event of defects or danger signs, an electrician must be called immediately, and any defects rectified. A current Electrical Installation Condition Report (EICR) MUST be provided.

Fire & Carbon Monoxide Safety

The property must be fitted with fire precautions in accordance with the requirement for the type/layout of property and any system should be in full working order. The required systems can be found in the document called 'Housing – Fire Safety, Guidance on Fire Safety Provisions for Certain Types of Existing Housing' which is generally referred to as 'the LACORS Guide' and can be found at [guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf \(cieh.org\)](https://www.cieh.org/guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf)

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 1st October 2015, evidence should be provided that detectors were functional at the tenancy start date.

A carbon monoxide alarm must be fitted and be in working order in any room which is used wholly or partly as living accommodation (including a bathroom or toilet) and contains a fixed combustion appliance other than a gas cooker.



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. All properties that require an Energy Performance Certificate (EPC) should demonstrate 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.**

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.

Tenants are adequately informed of their duty with regards to refuse collection particularly that the wheeled bins or plastic refuse sacks (if wheeled bins are not provided) must not be presented for collection for a period of more than 12 hours prior to collection. Any new occupant of the building is notified of the date of collection for the wheeled bins/refuse sacks.

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
Ground Floor, Magdalen House
30 Trinity Road
Bootle L20 3NJ
private.housing@sefton.gov.uk