

Our expected property standards

Properties that we sign up for the Lease Management Scheme are required to meet the following standards:

Externally

- Well-presented structurally sound property.
- PVC double glazing and composite doors.
- Clear guttering and drainage.
- Clear garden/yard space.
- Any outhouses or sheds must be left clear.



Internally – Expected Standards

- Property to be appropriately decorated (white/magnolia walls and white trim) (see fig.1 & 2).
- Rooms to be of adequate size to accommodate furniture, with a suitable kitchen layout and units (see fig. 3 & 4, and page 5 for room sizes).
- A suitably located bath or shower, hand basin, and toilet, all with satisfactory hot/cold water supply and adequate drainage (see fig.5).
- Safe stairs appropriate to the building, including necessary handrails and balustrades to reduce risk of falls, particularly for children (see fig.6).
- An adequate whole-house heating system, with all heating and hot water equipment in good working order.
- Suitable lighting throughout the property.
- Adequate supply of piped, wholesome water, with satisfactory facilities for food preparation, including a sink with hot and cold water.
- Suitable ventilation throughout; all bedrooms and living rooms must have opening windows, with mechanical extraction in kitchens and bathrooms (see fig.7 & 8).
- Mains-powered smoke alarms with battery backup on all levels, and CO alarms in rooms with gas appliances (see fig.9 & 10).
- Plumbing provision for a washing machine and an electric cooker socket (see fig.11).
- Electrical installation to include a safe 100-amp consumer unit with an independent 100A isolator switch (see fig.12).
- Safety catches/restrictors fitted to wide opening windows above ground floor level.
- Property must be free from damp that could adversely affect occupants' health.
- Any loft conversions or structural alterations must comply with Planning and Building Control regulations.
- Compliance with Fire Safety Regulations, as appropriate.

Examples Figures 1 to 6.



Fig.1



Fig.2



Fig.3



Fig.4

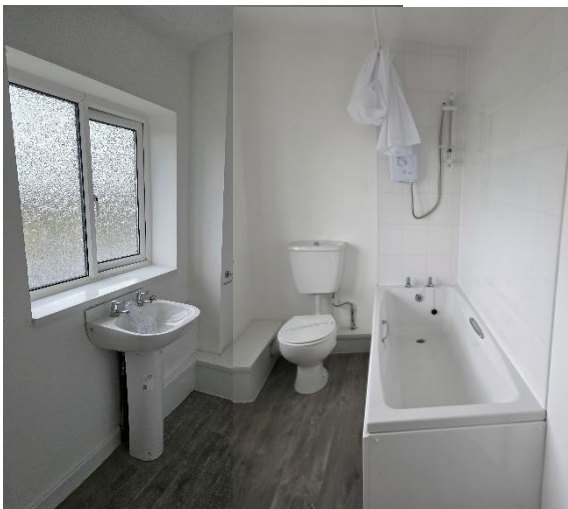


Fig.5

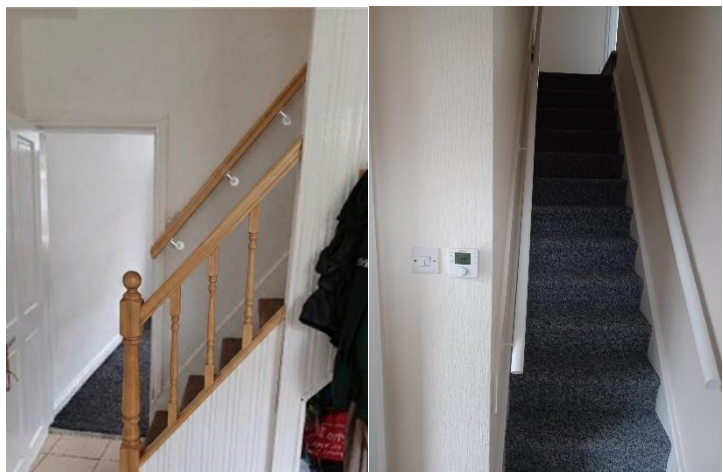


Fig.6

Examples Figures 7 to 12.



Fig.7

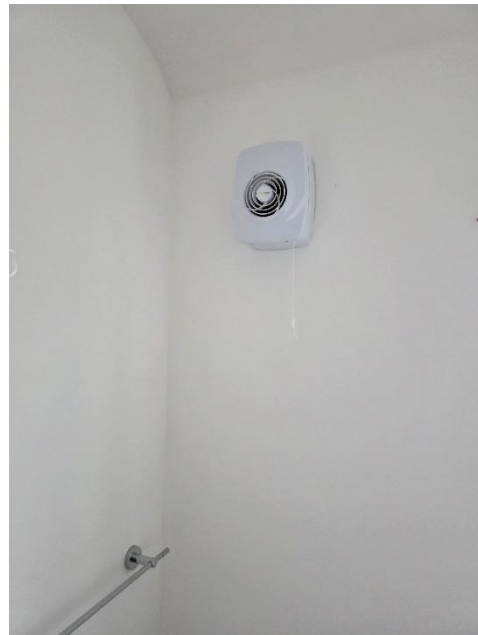


Fig.8



Fig.9



Fig.10



Fig.11



Fig.12

Required room sizes for bedrooms table

Column 1. Floor space in square metres (square feet in brackets)	Column 2. Highest number of people allowed in each room
10.22 square metres (110 square feet) or more	2 people
8.36-10.21 square metres (90-109 square feet)	1.5 people
6.5-8.35 square metres (70-89 square feet)	1 people
4.65-6.5 square metres (50-69 square feet)	0.5 people
Less than 4.65 square metres (50 square feet)	0 people

Under this rule:

- Anyone aged 10 or over counts as 1 person
- Children aged 1 to 9 only count as half a person
- Babies under 1 year old do not count at all

Certificate Requirements

Gas Safety Certificate

Electric Installation Condition Report (EICR)

Energy Performance Certificate (EPC) must be C rating or above

Fire Risk Assessment (FRA) (only needed for blocks of flats/HMOs)

Expected Standards for Accessible Accommodation

For properties intended to accommodate households with physical disabilities, the Council will assess suitability based on layout, access, and adaptability. Properties should either already meet, or have the potential to meet, the following:

Access and Entry

- Level or ramped access to the main entrance (where practicable)
- Minimal internal level changes

Internal Layout

- Ground floor living provision where required
- Sufficient space for manoeuvring (particularly within key living areas)
- Logical and practical room layout to support accessibility

Bedrooms

- Ground floor bedroom provision where necessary
- Adequate space to accommodate mobility aids

Bathrooms

- Provision for accessible washing facilities, typically a level-access or walk-in shower
- Space for adaptation such as grab rails or shower seating

Kitchens (where applicable)

- Layout that allows safe movement and use
- Potential for adaptation if required

General

- Properties should be capable of reasonable adaptation without excessive structural change
- Safety and compliance with all standard housing requirements remains essential

Each property will be individually assessed, and the level of adaptation required will be agreed on a case-by-case basis.