

Housing Standards Guide for Privately Rented Properties

Salford City Council's Housing Standards team are responsible for carrying out inspections on privately rented properties if issues are identified by tenants or professionals in relation to the property condition (this excludes poor living conditions due to poor hygiene and living habits of tenants).

Please answer the following questions to ascertain if further action is required from the Housing Standards team:

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| 1. Is the property free from mould growth in habitable rooms (e.g. Living room, bedrooms and kitchen)? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Is the heating system in all rooms of the home fully controllable and working? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Has all gas appliances and flues within the dwelling been checked? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Are all electrical installations in the property in good working order (e.g. Electric meter, fuse box, wiring, sockets, light fittings and switches)? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Is appropriate fire detection equipment installed (e.g. Smoke detectors, escape windows, fire doors) for the size and layout of the property? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Is the kitchen an adequate size, design and layout to ensure occupants can store, prepare and cook food in a safe and hygienic manner? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Are there even floor surfaces, adequate handrails for steep stairs and guards for windows if appropriate and the garden area and routes in and out of the property free from risk of falls? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Are all external doors, gates, fences to the property and gardens in good condition and secure against unauthorised entry? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Is the property an adequate size for the household (eg. Enough bedrooms, kitchen living area and bathroom adequate size for the household and bathroom with lockable door)? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 10. Are all hot surfaces (eg. Cooker, pipework) in a hazard free location in the property? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 11. Are there adequate washing facilities, sanitation and drainage facilities (including guttering)? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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| 12. Is the property free from disrepair which could result in a collapse or falling either internally or externally? | Yes | No |
| 13. Is there sufficient and appropriate natural and artificial lighting throughout the property? | Yes | No |
| 14. Is there adequate ventilation to all rooms? | Yes | No |
| 15. Is the property free from extreme or persistent noise within the property or garden? | Yes | No |

If you have answered 'No' to any of the above questions, Chris Gleave or Sarah Hughes can be contacted in the Housing Standards team on 0161 793 3344 to discuss the issues further.