

Homelessness (Suitability of Accommodation) (England) Order 2012 (SI No.2601)

Property inspection to determine whether the local housing authority is of the view that the accommodation is in a reasonable physical condition.

Property Address:

Bedrooms: **Floor Level/House:** **Lift:** **Parking:** **Store/Shed:** **External Stairs:** **Internal Stairs:**

Landlord Name:

Landlord Contact details:

Date Inspected:

Issue	Tick if no issue discovered ✓	Any Present and where	Minor or significant problem M/S	If so can the problem be remedied and by when
Damp and Mould Growth				
Evidence of mould growth				
Evidence of persistent condensation				
Evidence of rising or penetrating dampness				
Excess cold/Heat				
Heating in each bedroom and living room				

Heating in each room controllable				
Heating checked to determine it works and is of a reasonable warmth				
Windows and doors in good repair to prevent excessive draughts				
Windows are able to be opened to allow natural ventilation				
Entry by Intruders				
Secure locks in good working order fitted to main access door/s – Yale or similar approved night latch and a Chubb or similar approved five level mortise deadlock				
Lighting				
All habitable rooms and staircases, provided with adequate natural and artificial lighting				
Kitchen and preparation of food				
Kitchen in reasonable state of repair				
Safe and hygienic facilities				

for the preparation and storage of food.				
Sanitary facilities				
Bath and toilet facilities in a reasonable state of repair with no leaks to toilet sanitary ware				
Risk of falls and trips				
Landings, entrance lobby and hallways level, unobstructed and free from dangerous projections				
Staircases in good state of repair with no loose or missing balustrade				
Staircases are not excessively steep or winding				
Where doors have one sheet of glass only this is safety glass				
Risk of falls between levels				
Upper windows secure openers from young children or opening limiters				
Where balconies have adequate guarding				
Stair balustrades are sufficiently safe to prevent falls between levels.				

Electrical hazards				
Electrical sockets, light fittings, switches and meters are in a good state of repair				
Adequate number of sockets for the premises				
No sign of overloading of sockets				
Structural Collapse and falling elements.				
The property both internally and externally in such a condition so that occupants are not at risk of being struck by falling elements such as chimney pots, roof coverings, ceiling plaster, defective internal walls.				
General decorative condition.				
Property is in reasonable decorative condition with regard to paintwork, wall and ceiling decorating				
External Condition				
Property in reasonable external condition				

regarding :				
Chimney Stack Roof Ext Brickwork Paths/Porch: Facia Boards: Guttering top: own pipes/Drains: Garden(s): Fences/ Boundary wall:				
Electrical equipment supplied with the accommodation meets the requirements of regulations 5 and 7 of the Electrical Equipment (Safety) Regulations 1994(1)				
All portable electrical equipment supplied has had portable appliance test in the last 12 months.				
Landlord has taken reasonable fire safety precautions with the accommodation and any furnishings supplied with it				
Any items of furniture and furnishings comply with the Furnishings Fire Safety Regulations 1988 (as				

<p>amended) - carry and display a label securely attached in a prominent position on the furniture. Includes:</p> <p>Beds, headboards of beds, mattresses (of any size) Sofa beds, futons and other convertibles Nursery furniture Garden furniture which is available for use in a dwelling Scatter cushions and seat pads Pillows Loose and stretch covers for furniture</p>			
Battery or hard wired smoke alarm that works			
Appropriate escape route in case of a fire			
Landlord has taken reasonable precautions to prevent the possibility of carbon monoxide poisoning in the accommodation			
Landlord has or will install a carbon monoxide alarm or			

alarms to prevent the possibility of carbon monoxide poisoning.				
Relevant premises which does have a current gas safety record in accordance with regulation 36 of the Gas Safety (Installation and Use) Regulations 1998(5)				
Residential property which requires a valid energy performance certificate as required by the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007(4);				
There is a valid Energy Performance Certificate for the property and a copy will be given to the tenant.				
The property is a relevant premises which requires a current gas safety record in accordance with regulation 36 of the Gas Safety (Installation and Use) Regulations 1998(5)				

A current gas safety certificate has been seen and a copy obtained (attached) or will be sent in.				
A written tenancy agreement, which the landlord proposes to use has been seen and is considered to be adequate.				
The landlord is a fit and proper person to act in the capacity of landlord, having considered if the person has:				
A – Checked private sector housing records to check if there is any record of any offence involving fraud or other dishonesty, or violence or illegal drugs, or any offence listed in Schedule 3 to the Sexual Offences Act 2003(2) (offences attracting notification requirements)				
B - Checked private sector housing records to check if there is a record of the landlord having practiced unlawful discrimination on grounds of sex, race, age,				

disability, marriage or civil partnership, pregnancy or maternity, religion or belief, sexual orientation, gender identity or gender reassignment in, or in connection with, the carrying on of any business				
C - Contravened any provision of the law relating to housing (including landlord or tenant law);				
D - The accommodation is not a house in multiple occupation subject to licensing under section 55 of the Housing Act 2004 and is not licensed or subject to additional licensing under section 56 and is not licensed				

Having inspected the property inspection I am satisfied that the property is in a reasonable physical condition and meets the Homelessness (Suitability of Accommodation) (England) Order 2012 (SI No.2601)

Name of officer inspecting the property..... Date

Having inspected the property inspection I am not satisfied that the property is in a reasonable physical condition and meets the Homelessness (Suitability of Accommodation) (England) Order 2012 (SI No.2601)

Name of officer inspecting the property..... Date

The landlord has been informed to complete the following work to enable the property to meet the standard required.

1.
2.
3.
4.
5.
6.
7.

Having checked the property inspection form I am satisfied that the property is in a reasonable physical condition and meets the Homelessness (Suitability of Accommodation) (England) Order 2012 (SI No.2601)

Name of countersigning officer Date