



Help2Let Property Standard Requirements

The following should be in place before the commencement of the letting

- ❖ The property must be in good structural repair
- ❖ The roof must be watertight
- ❖ Guttering and drains should be free of debris with drains covered
- ❖ Property must be free from any form of damp or water penetration
- ❖ Front and rear gardens should be tidy, clear of rubbish and in a reasonable condition
- ❖ Window restrictors with an opening to a maximum of 100mm to be fitted above ground floor level. Window locks for all windows
- ❖ Carbon monoxide alarm to be fitted and located by boilers, supplied by Help2Let
- ❖ Smoke detectors to be fitted to hall and landing ceilings
- ❖ Ceilings, walls and paintwork to be in reasonable decorative order
- ❖ All polystyrene ceiling tiles must be removed
- ❖ Internal glass doors and glazing which is under 800mm/2.8 feet from the floor must have toughened glass or wired glass
- ❖ All stairways must have a handrail / banisters with spindle gaps being no more than 100mm sphere
- ❖ The loft must be insulated and all pipes lagged (grants may be available)
- ❖ Water storage tanks and cistern to be covered, secured and properly protected against frost
- ❖ The heating must operate independently from the hot water system
- ❖ Exposed pipes must be boxed in.

- ❖ Warm air ducted heating systems, electric under floor heating and wall mounted panel heaters will not be accepted
- ❖ Every living room and bedroom must have a window opening directly to the outside for fresh air
- ❖ No locks or bolts to be fitted to bedrooms and living rooms
- ❖ Front and rear gardens to be in clear of rubbish
- ❖ All boundary fences should be secure
- ❖ Concrete patio areas must be reasonably level and clean
- ❖ All garden ponds should be drained and filled in
- ❖ Yale type and deadlock to be provided to the main front door with a mortise lock fitted to the rear door
- ❖ Doorbell to be fitted and working
- ❖ Where flats are in blocks, working intercoms must be provided
- ❖ Internal doors leading off communal hallways MUST be half hour fire doors
- ❖ Ceramic tiles or durable linoleum / vinyl floor covering (in one sheet) in the kitchen and bathroom, not vinyl tiles
- ❖ Where a shower is fitted above a bath, a shower screen / curtain must be provided. Kitchen sinks, baths and hand basins must be sealed
- ❖ Floor coverings to all rooms with threshold strips fitted though out - wooden or laminated flooring not accepted in flats
- ❖ Heavy and net curtains to all rooms (blinds acceptable)
- ❖ Cooker to be provided
- ❖ Fridge/freezer desirable
- ❖ Provision of necessary handbook / instructions for the boiler
- ❖ Rubbish bins must be provided
- ❖ It is recommended that kitchens be provided with a 30 minute fire resistant internal door with an approved self closer

Help2Let, Harrow Council, P.O. Box 65, Civic Centre, Station Road, Harrow HA1 2XG

Tel : 020 8424 1605 Email : landlords@help2let.co.uk www.help2let.co.uk

January 2015