

Appendix One -

PROPOSAL TO MAKE USE OF NEW FLEXIBILITIES MADE AVAILABLE UNDER THE LOCALISM ACT TO TACKLE HOMELESSNESS

Devon minimum property standards – December 2012 – detailed requirements

This standard has been developed by members of the DHOP and DPSHG; prior to the publication of The Homelessness (Suitability of Accommodation) (England) Order 2012 (SI 2601).

The Devon standard differs slightly from the Suitability Order, but the standard set is higher.

Devon minimum standard		Explanatory notes
1.	Property to be free from Category 1 hazards (as defined by Housing Health and Safety Rating System) and in reasonable tenantable condition	<p><u>Reasonable tenantable condition means:</u></p> <ul style="list-style-type: none"> • Must be in a reasonable state of repair • Is clean and in good decorative order • Floor coverings are in a reasonable condition and clean. The floor surface in the kitchen must be readily cleansable. • There are reasonably modern kitchen facilities (less than 20 years old), with adequate space, food storage and preparation surfaces and a suitable layout. • There is a reasonably modern (less than 30 years old) and appropriately located, bathroom and WC • All furniture supplied by the landlord complies with Furniture and Furnishings (Fire Safety) Regulations 1988 • Electrical equipment supplied has an up to date PAT • Garden and outside areas are in good order, with suitable waste/recycling storage provided

2.	Energy performance certificate (EPC) provided	Band E or higher rating ie 39 or above.
3.	Smoke detector present and suitably sited on every floor of the property	Must be 10 year sealed battery unit, or preferably hard wired.
4.	Suitably located audible carbon monoxide detectors are present, with British or European Kitemark or Loss Prevention Certificate board (LPCB) approval mark.	Needed where solid fuel or gas appliances present, but not for balanced fuel outlets. Annual testing of detectors required. The manufacturer's instructions should be followed in relation to the location of the detectors.
5.	A gas certificate is required	All gas appliances tested at least annually
6.	An electrical certificate is required	Dated within last 5 years, with at least 12 months remaining
7.	Bedroom sizes are adequate for the stated occupation	<p>Minimum recommended bedroom sizes are:</p> <ul style="list-style-type: none"> • Single person – 6.5 sq metres for bedroom where communal living room available or 8 sq m where single bedsit with no communal living room • Two person – 10.22 sq metres = 110 sq ft <p>----- ---</p> <p>Bedroom standard– same standard as Housing Benefit /Devon Home Choice:</p> <ul style="list-style-type: none"> • Children can share a bedroom up until 10 years of age regardless of sex • Same sex children or adolescents can share a bedroom up to 21 years of age • People require their own room when they are 21 years of age
8.	Separate electric and gas meters are provided to the property, where these services are supplied. A separate water meter is desirable, but if not present, the water charge payable by the tenant is clear.	