

RAF LAKENHEATH HOUSING OFFICE

Adequacy Standards Checklist for Community Rental Housing

The Adequacy standards detailed here are to ensure all community housing rentals meet the Community Housing Acceptability Criteria standards directed by the DOD and the UK Health and Safety Rating System:

DO NOT SIGN A LEASE UNTIL THIS FORM HAS BEEN RECEIVED AND APPROVED BY THE REFERRAL SECTION AT THE HOUSING OFFICE:

PROPERTY ADDRESS:		INSPECTION DATE:	
		LANDLORD'S NAME:	
POST CODE:			
TYPE OF PROPERTY:			
NO OF BEDROOM'S:		LANDLORD'S PHONE NUMBER:	
YEAR OF BUILD:			
SQUARE FOOTAGE:			
ADVERTISED RENT:		AGENT'S NAME:	
DEPOSIT:			
TENANT'S NAME:			
TENANT'S RANK:		AGENT'S PHONE NUMBER:	
DUTY PHONE NUMBER:			
		Yes	N/A
1.0	Is the property free from signs of mold growth or damp in the property?		
1.1	Are all floor tiles free from cracks?		
1.2	Is the property free from polystyrene tiles to include any out buildings?		
1.3	Is the property free from any cracked glass within doors, windows, garden sheds, out houses and green houses?		
1.4	Is the glass in all doors, low windows or vulnerable areas of the safety type?		
1.5	Are all cables, plugs, power outlets and sockets undamaged and in good working order?		
1.6	Has all carpet and flooring joins got threshold grippers, so as not to cause a tripping hazard?		
1.7	Is there a hand rail to one side of any set of stairs in the property to include cellars?		
1.8	Is the space between the railings on any set of stairs NO greater than 100mm?		
1.9	Have all soft furnishings supplied by the landlord/agent got fire tags, complying with fire retardancy standards?		
2.0	Has the landlord provided operating instructions for all electrical appliances or systems supplied with the property?		
2.1	Is the gas cooker secured to the wall with a chain-link?		
2.2	Has the property got an adequate heating system throughout?		
2.3	What type of heating system has the property got? Choose from the following:		
2.4	Gas?		
2.5	Oil?		
2.6	Electric?		
2.7	Is there a current landlord gas safety certificate for gas heating or gas appliances?		
2.8	Date of gas certificate:		
2.9	Has the tenant got access to the gas shut off valve?		

3.0	Has the property got a minimum of 1 battery operated, audible, permanently fixed smoke alarm on each storey of the property, including cellars?		
3.1	Has the property got a battery operated, audible Carbon Monoxide detector, permanently fixed for any gas, oil or fossil fuel heating or appliances?		
3.2	Are all the radiators inside the house/conservatory permanently fixed to the wall?		
3.3	Is the property free from exposed bar electrical wall mounted heaters in all bathrooms and kitchens?		
3.4	Have all bathrooms got windows that can be opened for ventilation or an extractor fan that runs for at least 3/5/minutes after the light has been turned off?		
3.5	Are all bedrooms in the property accessible via a hallway?		

THIS CHECKLIST IS A VISUAL INSPECTION. ITS INTENT IS TO ENSURE THE PROPERTY IS OF A SATISFACTORY CONDITION,

ALL THE INFORMATION ON THIS FORM IS MANDATORY. INCOMPLETE FORM'S WILL RESULT IN IMMEDIATE FAILURE AND WILL BE DISGARDED!

LANDLORD/AGENT SIGNATURE _____

DATE _____