



**NORTH SOMERSET PROPERTY ACCREDITATION SCHEME
ACCREDITATION STANDARDS
(As agreed by West of England)**



The Landlord

- Provides current gas and electrical safety certificates, if there is a mains powered fire alarm, a current fire alarm certificate
- Signs up to the West of England Good Management Code
- Confirms that they have no unspent convictions for relevant offences

The Property

- Meets the Governments Decent Homes Standard (i.e. reasonable repair, heating, thermal efficiency and modern kitchen, bathroom facilities)
- Meets any legal requirements that apply to the type of property, for example – Free of any major hazards (bands A-D of the Governments Housing Health and Safety Rating System)
- All HMOs must comply with the Regulatory Reform (Fire Safety) Order fire standards and the HMO Management Regulations
- All licensable HMOs must comply with the HMO licensing standards
- If a non-licensable HMO, has good facilities and room sizes (HMO licensing standards used as a guide)
- All properties let after the 1st October 2008 must have an Energy Performance Certificate

ACCREDITATION – ENTRY LEVEL

Energy Efficiency

- 100mm loft insulation
- 80mm tank insulation
- Cavity wall insulation (where feasible)
- Low energy light bulbs (where feasible)

Where the property has night storage heaters – 200mm of loft insulation is required.

Security

(Non HMO)

- For non multipoint uPVC doors only:
Front Door
- BS3621 Rim lock
- BS3621 5-lever Mortice/Euro/Oval cylinder lock
- Door chain or limiter and spy hole
Rear Door
- BS3621 5-lever Mortice/Euro/Oval cylinder lock
- Top and bottom slide bolts
- Door chain or limiter
- Locks on all ground floor and 1st floor accessible windows ensuring the key is always kept available but not visible from the outside.

(HMO)

- For non multipoint uPVC doors only:
Front Door
- BS3621 Rim lock
- BS3621 5-lever Mortice/Euro/Oval cylinder lock
- Top and bottom slide bolts
- Door chain or limiter and spy hole
- Internal thumb turn on all front doors
- Locks on all ground floor and 1st floor accessible windows ensuring the key is always kept available but not visible from the outside
- Letter box cowl which prevents access to the thumb turn

Fire Safety

- 10 year battery operated smoke detector to ground floor and top floors (interlinked in three or more storeys)
- Fire blanket in kitchen

ACCREDITATION PLUS

Energy Efficiency

- 200mm loft insulation
- 80mm tank insulation
- Cavity wall insulation (where feasible)
- Low energy light bulbs (where feasible)
- Draught proofing
- Well maintained, condensing boiler

Security (Non HMO)

- For non multipoint uPVC doors only:
 - Front Door**
 - BS3621 Rim lock
 - BS3621 5-lever Mortice/Euro/Oval cylinder lock
 - Door chain or limiter and spy hole
 - Rear Door**
 - BS3621 5-lever Mortice/Euro/Oval cylinder lock
 - Top and bottom slide bolts
 - Door chain or limiter
- Locks on all ground floor and 1st floor accessible windows ensuring the key is always kept available but not visible from the outside.
- Outdoor security lighting on all external entrances/exits
- Intruder alarm fitted to the following standard:
 - BSEN 50131 (wired system)
 - BS 6799 (wire free system)

(HMO)

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 - Front Door**
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 - Top and bottom slide bolts
 - Door chain or limiter and spy hole
- Internal thumb turn on all front doors
- Locks on all ground floor and 1st floor accessible windows ensuring the key is always kept available but not visible from the outside
- Letter box cowl which prevents access to the thumb turn
- Outdoor security lighting on all external entrances/exits
- For self-contained flats: Access control, audio entry required with phone linked to each flat
- For shared house: Install 5-lever Mortice lock on each bedroom door

Fire Safety

- Interlinked mains powered fire detectors on each floor
- Fire blanket in kitchen

COMMENDABLE

Energy Efficiency

- 270mm loft insulation
- All electrical appliances to be 'A' rated
- Floor insulation where feasible
- Internal/external solid wall insulation
- Thermostatic radiator valves
- Double glazing

Security

- Property to reach the 'Secured by Design' standard www.securedbydesign.com