

The benefits to Landlords

- Confidence that your property is safe for people who live in it
- Advice on fulfilling legal requirements
- Priority given to accredited properties on university accommodation lists and websites
- Tenants are encouraged to choose accredited properties
- A list of vetted local building contractors
- Small grants for Fire Safety and Security
- Discounted buildings and contents insurance
- An accreditation certificate to display in your property
- Free to advertise on Council's Homeseach website.

Requirements

The property will be inspected by Bath & North East Somerset Housing Services to check that:

- It meets the current Decent Homes Standards
- Free from significant Housing Health & Safety Hazards
- It is generally in good repair
- Gas and electrical installations and furniture are safe
- Fire precautions and means of escape are satisfactory
- There are adequate kitchen and bathroom facilities
- The internal layout is satisfactory

- Rooms are large enough for their proposed use
 - Hot and cold water services work
 - A risk assessment should be conducted on all properties
 - The property should be well managed.

Standards for Accreditation

The basic standard for accreditation of 2 storey properties will include the following:

Fire Precautions – Maximum Grant Available £200

- 2 x Smoke Alarms
- 1 x Heat Detector in kitchen
- 1 x 13A Rated 6L Foam Spray Extinguisher
- 1 x 1.2m x 1.2m Fire Blanket
- Fire Doors may be required to kitchens depending on risk assessment (Not Grant aided)

Sometimes only one smoke detector is required in self contained flats but this will be at the officer's discretion. For family houses a heat detector and extinguisher are not required.

Security– Maximum Grant Available £200

- 1 x Cylinder (Yale Type) lock to front door

- 1 x Escape Mortice Deadlock to front and back doors with additional keys
- Window locks where applicable
- 1 x Letter Box Hood to front door
- 1 x Security Cover to the front door
- 1 x Safety Chain to front door
- 1 x Door Viewer to front door

To obtain Three Star – Accreditation Plus the following will be required:

- Laminated glass or security film to vulnerable windows
- Domestic alarm system
- External PIR floodlight

Self contained flats with entry phones systems will have 3 Star status. However the actual flat door could need additional Security measures.

Energy Efficiency Measures

Loft and cavity wall insulation to current standards will not only help the environment but keep fuel bills low. Warmer Lets (insulation) can help with this and we can offer a scheme which provides low cost loft and/or cavity wall insulation.

or ring **Warm Streets** on **0800 512 012** where there is something for everyone.

make a financial contribution towards fire safety and home security.

Certificates

You will need to produce the following certificates:

- **Gas:** a Landlord's Gas Safety Record, supplied by a member of the Gas Safe Register
- **Electrical:** a satisfactory periodic inspection report supplied by a member of the National Inspection Council for Electrical Installation Contractors (NICEIC)
- **Fire Precautions:** Certificate to prove that fire alarm(s) and/or emergency lighting system(s) and the fire fighting equipment comply with the appropriate British Standards and have been supplied by a competent contractor
- **Furniture:** a certificate to prove that the furniture is safe.

Procedure for Accreditation

- We will arrange a mutually convenient time for inspection
- Once we are satisfied that your property meets the criteria outlined in this leaflet we will issue an accreditation certificate valid for one year.
- If your property does not meet the standards we will advise you on how to upgrade your property to meet the standards and we may be able to

Additional information

- In some cases Statutory Notices may be served to ensure that works are completed.
- Building Regulation Approval, Listed Building Consent and Planning Permissions may be required.
- Accreditation does not preclude any action which may be taken by Bath & North East Somerset Council under any other legislation.
- The property will be accredited for a permitted number of people.
- If a grant is paid and the property is not accredited the council will ask for the grant to be repaid.

Who to contact

If you would like to take part in the Property Accreditation Scheme or require any further information please contact:

Accreditation Team

Adult Social Services & Housing
Bath & North East Somerset Council
PO Box 3343
Bath BA1 2ZH

Tel: 01225 396110

Property Accreditation Scheme

Accreditation is Bath & North East Somerset Council's seal of approval for properties that have been inspected, meet current standards and are safe for people to live in. There is no charge for Accreditation; it is a voluntary scheme aimed at raising the standard of rented accommodation.

This is a very popular scheme and over the past 14 years hundreds of landlords in the district have chosen to have their properties accredited because of the benefits provided. The scheme is supported by the local Universities, the Landlords Association, the Police and Fire Services.

Take the worry out of renting