

Bath and North East Somerset Accreditation Standard

To become accredited with Bath and North East Somerset Council a property must meet the standards referred to in the 'Accreditation Standard' column in the table below. Landlords can opt to meet the higher 'Accreditation Plus Standard'.

	Accreditation standard	Accreditation Plus standard
The landlord must	<ul style="list-style-type: none"> • Provides current gas and electrical safety certificates. • Certify all furniture provided by the landlord complies with the fire and furnishing regulations. • Sign up to the West of England Good Management Code. 	As accreditation standard
The property	<ul style="list-style-type: none"> • Must meet any legal requirements that apply to the type of property. • Have adequate facilities for occupants • All HMOs must comply with HMO Management Regulations 	As accreditation standard
The Decent Homes standard	<ul style="list-style-type: none"> • Must meet the Decent Homes Standard (i.e. no Category One hazards, be in reasonable repair, have heating and thermal efficiency, modern kitchen & bathroom facilities). 	As accreditation standard
Housing Health & Safety Rating (HHSRS)	<ul style="list-style-type: none"> • Is free of major hazards(bands A - D of the government's Housing Health & Safety Rating System) 	As accreditation standard
Energy efficiency	<ul style="list-style-type: none"> • 100mm loft insulation • 80mm tank insulation • Cavity wall insulation (where feasible) • At least four low energy light bulbs 	<ul style="list-style-type: none"> • 200mm loft insulation • 80mm tank insulation • Cavity wall insulation (where feasible) • At least 80% light bulbs low energy • Draught proofing • 'A'-rated condensing boiler
Fire Precautions - HMOs	<ul style="list-style-type: none"> • Fire alarm system to meet LACORs guidance • Fire blanket in kitchen • Foam extinguisher in hallways 	As accreditation standard
Fire Precautions – Family	<ul style="list-style-type: none"> • Wired, interlinked smoke alarms in hallways (grade D system) • Fire blanket in kitchen 	As accreditation standard

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Houses		
Security precautions – all properties	<ul style="list-style-type: none">• Rim lock and 5-lever mortice lock with internal thumb turn on all external doors• Yale lock on front door• Locks on all accessible windows• Letter box back• Letter box security cover• Front door spy hole• Front door security chain	<ul style="list-style-type: none">• Intruder Alarm• Outside security light• Laminated glass if vulnerable glass present