

Property Condition Guidance for HMOs

Properties must also comply with LB Ealing HMO Standards

All Internal Rooms

- ✓ Properties should be free from any form of damp or mould.
- ✓ Properties should be free from pest infestations.
- ✓ Floor surfaces and coverings throughout the property should be even, well fitted, and in good repair.
- ✓ Walls and ceilings should be in good repair, not bulging, with no signs of cracks or dampness.
- ✓ Ceilings should ideally be 2.4m. If there is low headroom, for example, to doors or under beams, precautions must be in place to prevent collisions.

Bathroom and Kitchen, Fire Precautions, Lighting and Ventilation, Gas and Electricity, Space Standards, and Management

- ✓ Refer to the HMO standards.

Stairs

- ✓ Stair tread and rise dimensions should be 280-360mm and 100-180mm respectively. The stairs should be less than 1000mm wide, and of average pitch.
- ✓ Doors should not open directly onto stairs.
- ✓ Stair coverings should have good friction quality.
- ✓ There should be guarding or a handrail between 900mm and 1000mm above the treads, which must be securely fixed. They should not be constructed so as to facilitate climbing.
- ✓ There should not be any openings on stairs, either to the stairs themselves or to balustrades or guarding, which are larger than 100mm.

Electrics, Gas, Heating, and Insulation

- ✓ Light switches, plug sockets, gas appliances and hobs should be located in a safe position and properly fitted. There should be no switches or sockets above or around the hob. New installations of sockets or switches cannot be within 300mm of the hob or sink, and existing sockets or switches cannot be within 150mm of the hob and 300mm of the sink.
- ✓ There should be no broken electrical fixings or exposed wires. There should be a sufficient number of electrical sockets to prevent the need for trailing extension leads and to prevent an overloaded circuit.
- ✓ All landlords must hold a satisfactory Electrical Installations Condition Report known as an EICR. In addition, all external wiring must be ingress protected and installed by a qualified electrician and must be covered by the EICR.

- ✓ Gas appliances should be correctly installed and maintained. A Carbon Monoxide Alarm should be installed to all rooms containing a gas appliance. They should be positioned according to manufacturers' instructions.
 - ✓ Heating should be controllable by the occupants, safely and properly installed, and capable of maintaining an indoor temperature of 21° C.
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- ✓ The structure of the dwelling should have sufficient thermal and noise insulation. Windows and doors should be in good condition, thermally efficient and without blown or cracked panes or draughts (except trickle ventilation). There should be means for ensuring low level background ventilation without excessive heat loss or draughts.
 - ✓ Consideration should be given to hot surfaces, and therefore central heating and hot water pipework and radiators should, where possible, be enclosed to reduce risk.

Windows and Doors

- ✓ Windows and doors should be maintained in good repair and glass should be safety glazing.
- ✓ There should be safety catches to restrict the distance a window can be opened to 100mm on all windows less than 1.2m from floor level, above ground floor level, or upper floor windows. Any opening limiter should be easy to over-ride by an adult in the event of fire.
- ✓ There should be adequate natural lighting to the bedrooms. Window openings should provide a reasonable view of the immediate surroundings.
- ✓ There should be adequate locks to secure the property against unauthorised entry.
- ✓ Locks should be 'turn and release' locks, also called 'thumb turn' locks so that residents do not need to find a key to escape in an emergency. They should be able to be opened and closed from the inside with ease. Speak to your insurance company to ensure the locks meet their rules.

Exterior

- ✓ The property should be structurally sound, with no risk of falling elements and the exterior should be free of cracks and unprotected holes.
- ✓ Yards and paths should not be too steep, they should be even, have inherent slip resistance and drainage, and should be well maintained.
- ✓ There should be adequate external lighting.
- ✓ There should be no accumulation of refuse and the outside space should be tidy and well maintained and not likely to encourage harbourage for rodents.
- ✓ Fences should be in good condition.
- ✓ There should be a clearly defined area for refuse.

Hazardous Materials

- ✓ Lead pipework should not be present, and no lead-based paint should be exposed.
- ✓ Hazardous items such as gas canisters and chemicals should not be stored within the premises.
- ✓ There should not be high levels of volatile organic compounds, radiation, or biocides.
- ✓ Asbestos should not be present in dwellings, and manufactured mineral fibres should be sealed and inaccessible.