

Property requirements

If you are a landlord looking to rent your property through Apex Housing Solutions, please refer to the following requirements to ensure your property meets our service standards and the Housing Health and Safety Rating System.

Heating and energy efficiency

No open fires or free standing heaters

Energy Performance Certificate – should be at least band D

Heating in every room – including bathroom (even if only a fan heater)

Copy of current CP12 gas certificate

User manuals should be provided for all appliances

Working carbon monoxide detectors in any room where there is a non-balanced flue gas appliance

Smoke alarm on every floor

Loft insulation to current standards – 10” / 250mm

Carpets and other floor coverings

Kitchens and bathrooms should have vinyl (laminated) or tiled flooring

All carpets and laminate / tiled flooring to be in good condition

Decoration

The property should be in good decorative order throughout, ideally in light, neutral colours

Walls and woodwork should be clean with no rips, holes, discolouration, significant marks, dents or scratches

Ceilings should not be covered with polystyrene tiles or have any discolouration or holes

1 bed minimum: 1 double wall unit, double sink unit, and double base unit

2 bed minimum: 1 double wall unit, double sink unit, double base unit, and single base unit

3 bed minimum: 2 double wall unit and double base unit, 1 double sink unit, single base unit, and single wall unit

At least 2 double electric sockets

All kitchen unit doors must be present and without chips / holes / cuts

Replacement doors are to match the existing

Carcasses should be sound, not rotten

Worktops should have a smooth surface, sealed against walls and units with properly finished ends

Splashback tiling (minimum 2 rows / 300mm), in good clean condition with no cracks and with silicone seals

Either a gas or electric cooker should be provided in good, clean condition with a copy of the instruction manual

Gas cookers must be fitted by a Gas Safe registered fitter and fitted with a safety chain. Electric cookers must be safety checked by a qualified electrician

There should be a splashback behind the cooker

All appliances (fridge, freezer, washing machine) should be clean and in good working order

Taps should be fully operational, easy to turn on and off without dripping

Hygienic and safe non-slip flooring throughout

Adequate ventilation to recycle moist air and avoid condensation damage – opening windows and / or extract fan

Property requirements

Windows and doors

Weather-tight, properly secured windows with locks and keys

Upper floor windows should have restrictors

Doors should be free of holes, cracks and dents, well fitted with fully operational handles

Glass in internal doors should be safety glass or covered in safety film

Patio / sliding doors should be free running with fully operational locks and catches

Double glazing should have trickle vents or top opening lights

Bathrooms and WCs

Bath, washbasin and shower tray to have smooth surfaces, no major chips in enamel or severe discolouration with a clean seal around bath, shower tray

All sanitary ware should have working taps, plugs and flushes

There should be splashback tiling above bath and sink (minimum 2 rows / 300mm), in good clean condition with no cracks and with silicone sealing

Shower areas should be fully tiled

WC to be clean, no chips, cracks, severe discolouration or leaks, with a clean and securely fitted seat

Adequate ventilation to recycle moist air and avoid condensation damage. Working extractor fan and / or window

Hygienic and safe non-slip flooring should be in good condition. No carpet or laminate flooring

Taps should be fully operational and easy to turn on and off without dripping

Shower rail and new curtain (where shower provided)

Shower screens / enclosures should be in good condition with no leaks

Electric showers should be included in electrical safety test and be fully operational with the instruction manual

Light fittings should conform to regulations for wet rooms

Electrical fittings (eg shaver socket, light over mirror etc) must conform to safety standards

Fixed heating should be provided – radiator or bathroom compliant fixed fan heater – not infra-red or electric

There should be a towel rail and toilet roll holder

Electrics

A current, clean NICEIC Periodic Inspection Report (PIR)

PIRs to be renewed at the owner's expense

Adequate sockets – kitchen minimum of 2 double sockets over worktops, plus sockets for appliances. All other rooms except bathroom - minimum of 2 double sockets

Electric immersion heaters (where fitted) to be separately switched and connected

All switches, sockets, fuse boxes and other electrical fittings to be free from cracks, burns and properly secured

Lighting

There should be a minimum of 1 ceiling light fitting in each room (or two wall lights in bedrooms)

All staircases should have lighting, including in communal areas for flats

Property requirements

Gardens

Fences and gates to be in good condition, capable of being locked or fastened shut, particularly where the property is near a busy road

Paths, patios and other hard areas must be level and in good condition with no serious trip hazards

Bins and recycling containers (as required by the local authority) to be provided by landlord at start of letting

Grass should not be overgrown and rubbish, rubble, glass etc should be cleared from the garden

Owners are responsible for the upkeep of trees in their garden and for maintenance of hedges higher than 1.5m

Sheds and other structures must be in good, safe condition

Ponds and water features to be filled in or made safe

Gutters and downpipes to be safe and in good order without serious leaks

Inspection covers, gully and grid covers etc to be present and in good condition