

Definition of Uninhabitable Property

This document is to be used to determine if a property should be defined as uninhabitable i.e. it is not suitable for an Occupant to live in if any one or more of the following is present:

a. Glass in doors, screens, windows, etc, is not toughened or laminated in accordance with current Health and Safety requirements (Building Regulations).

b. Flats lacking '½ hour fire check' rated doors where required by Building Regulations.

c. All or any staircases not possessing appropriate balustrades or handrails that comply with the Building Regulations and/or are in an unsafe condition.

d. Kitchens:

A kitchen without a minimum of one work top length of 900mm or a minimum of 300mm of tiling above work surfaces and above the cooker (or suitable alternative).

A Cooker space sited behind a door so as to become a Health and Safety issue.

A minimum appliance space for a washing machine and refrigerator, with appropriate plumbing and electrics.

A refrigerator space sited next to a cooker.

e. The presence of asbestos that would cause a direct and immediate Health and Safety risk.

f. The presence of any significant subsidence, significant structural movement or structural instability(as demonstrated by a structural engineers report).

g. An SFA without a fully working heating system (between September and April) or year round when a vulnerable person is present. Vulnerable persons are defined as those who are entitled to be in the property (not just visitors) who have a medical condition requiring continuous heating e.g. someone suffering from rheumatoid arthritis or children under 2 years of age.

h. An SFA without any means to heat water (hot water system).

i. An SFA that cannot be made secure. This applies to any external door (including any patio or french doors) and any ground floor window.

j. Major internal disruption such as a collapsed ceiling as a result of internal flooding

k. On Move-in, lack of one or more utilities: water, gas (including LPG), electricity. During occupation:

failure within the SFA causing a lack of one or more of the utilities lasting for more than 24 hours (except for item g. above).

l. Major Health and Safety issue(s) or environmental factor(s) that would cause a direct and immediate risk to the Occupants.

m. The presence of a significant damp or mould problem likely to cause an immediate health risk to the Occupants.

n. A significant hygiene problem with the SFA that poses a Health and Safety issue.

o. The presence of a significant roof leak causing water to penetrate into the property.

p. The electrical system is in an unsafe condition.

q. On Move-in, a property which has a coin/token operated gas or electric meter.

r. On Move-in requested and approved furniture not provided or in particular bed(s) (or suitable temporary replacements, e.g. 2 single beds for a double) absent.