

Table 1

18 Herbert Street	Good	OK	Bad	Comments
A landlord under an occupation contract is obliged to ensure a dwelling is both in repair and fit for human habitation (FFHH). There are 29 matters and circumstances a landlord must consider. (Copy below).				
Whilst the 29 points provide guidance, the requirement is for a dwelling to be FFHH, it is important landlords also understand their complementary obligations regarding repair.				
Part 4 of the Renting Homes (Wales) Act 2016 (The Act) sets out the obligations placed on a landlord with regard to the condition of a dwelling.				
<b>Smoke Alarms &amp; Carbon Monoxide Detectors</b>				
All rented properties must have interlinked mains-connected smoke detectors/alarms on each floor of the property. Smoke alarms must be checked regularly to ensure that they are in full working order. A carbon monoxide detector should also be supplied.			x	Only 1 battery operated, looks like it doesn't
<b>Electrical Safety</b>				
There is a legal obligation in Wales from December 2022 on landlords to have professional checks carried out on the electrical appliances. Potential hazards include shock and burns resulting from exposure to electricity but not risks associated with fire caused by deficiencies to the electrical installations, e.g. ignition caused by a short circuit.			X	Old wiring and sockets need attention
<b>Actions a Landlord should consider:</b>				
• Electrical wiring installation meets the latest requirements of Institute of Engineering and Technology/British Standard (BS 7671).		x		
• Adequate number of appropriately sited electrical socket outlets		x		
• Appropriately sited fuses and meters		x		
• Adequately earthed electrical system				Not sure
• Installation, i.e. supply, meters, fuses, wiring, sockets, light fittings and switches to be maintained in good repair			x	
• Electrical installations to avoid close proximity to water including areas of damp		x		
• Lightning Protection System to be kept in good repair		x		
There are two types of electrical certificate:				
• Periodic Inspection Report				
• Portable Appliance Testing (PAT)				No need appliances are tenants, part from fixed wired cooker and hob
<b>Gas Safety</b>				
The Gas Safety (Installation and Use) Regulations 1998 state landlords must ensure that gas appliances, fittings and flues are safe for the tenant's use and that installation, maintenance and annual safety checks are carried out by a technician registered with the Gas Safety Register (which superseded CORGI on 1st April 2009). The landlord must keep a record of the safety check for two years. They must issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.			X	Tenant states she does not have a copy of the certificate
<b>Energy Performance Certificate</b>				
With effect from 1st October 2008, all new tenancies require an Energy Performance Certificate. Their purpose is to determine how energy efficient homes are on a scale of A-G. The most efficient homes - which should have the lowest fuel bills - are in band A.			X	Ive just provided her a copy
<b>You can ONLY rent out a property in Wales unless it has a higher EPC rating of a F. (A-E).</b>				
<b>The Tenancy Deposit Protection Scheme</b>				

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Under the provisions of the Housing Act 2004 every landlord or letting agent that takes a deposit for an Assured Short-hold Tenancy in England and Wales must join a Tenancy Deposit Scheme. The new regulations came into effect from April 6, 2007. The purpose of this regulation is to ensure good practice. The secondary purpose of the new regulations is to try and keep disputes between landlords and tenants out of the courts by encouraging Alternative Dispute Resolution. In November 2006, three companies were awarded contracts by The Government to run Tenancy Deposit Schemes: We use an Insurance backed scheme called The Deposit Protection Service (DPS)				
<b>Houses in Multiple Occupancy</b>				
If the landlord wishes to rent their property to multiple occupants, it may mean that a licence is required before the property can be legally rented. Houses in Multiple Occupation are also referred to as "HMOs" and the purpose of the licensing scheme is to improve management and safety standards in this area of the rental sector.				
It is now a mandatory duty for:				
<ul style="list-style-type: none"> <li>All Local Authorities to have a licensing scheme</li> <li>Owners of certain types of HMOs to have a licence</li> </ul>				
For further information on houses in multiple occupation and how this may affect you as a landlord, please speak to one of our representatives				
<b>Fit for human habitation points</b>				
<b>1 Damp and mould growth</b> - Includes: house dust mites and mould or fungal growth. Both are caused by dampness and/or high humidity.			x	Signs of damp in hall, landing and above entrance
<b>2 Cold</b> - This covers the threats to health when temperatures fall below the minimum satisfactory levels for relatively long periods.				
<b>3 Heat</b> - This category includes threats from excessively high indoor air temperatures.		x		
<b>4 Asbestos and Manufactured Mineral Fibres</b> - Includes the presence of and exposure to asbestos fibres and Manufactured Mineral Fibres (MMF, which includes rockwool and glass fibre blankets) in dwellings. (White, blue and brown forms of asbestos fibres are included, that is chrysotile and both forms of amphibole.)			x	No signs of asbestos
<b>5 Biocides</b> - These are chemicals used to treat timber and/or mould growth in dwellings.	x			
<b>6 Carbon monoxide and fuel combustion products (nitrogen dioxide, sulphur dioxide and smoke)</b> - These are all linked to the (partial) combustion of gas, oil, solid fuels for heating and cooking in dwellings.			x	No CO2 alarm in bedroom where the boiler is and also in Lounge where there's a gas fire
<b>7 Lead</b> - There are two main sources around dwellings – paint and water pipes.	x			
<b>8 Radiation</b> - The main source of harmful radiation in dwellings is from radon gas. Radon is colourless and odourless formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils.		x		
<b>9 Uncombusted fuel gas</b> - This hazard includes the threat of asphyxiation resulting from the escape of fuel gas into the atmosphere of a dwelling.		x		No open fires
<b>10 Volatile organic compounds (VOCs)</b> - Are a range of organic chemicals that are gaseous at room temperature and found in a wide variety of materials in the home.	x			No evidence
<b>11 Crowding and space</b> - This includes all the hazards associated with lack of space and crowding. It takes into account the psychological needs for both social interaction/privacy.	x			
<b>12 Entry by intruders</b> - This hazard is concerned with keeping a dwelling secure against unauthorised entry and maintaining its safety.			x	Back door does not lock
<b>13 Lighting</b> - Includes threats to physical and mental health associated with inadequate natural/artificial light.		x		Some switches are in interesting locations
<b>14 Noise</b> - This includes threats to physical and mental health from exposure to noise in the home caused by a lack of sufficient sound insulation. It does not cover unreasonable noisy behaviour of neighbours (domestic or commercial).	x			
<b>15 Domestic hygiene, pests and refuse</b> - This is concerned with protection against infection.		x		
<b>16 Food safety</b> - Includes the threat of infection resulting from inadequate facilities for storage, preparation and cooking of food.			x	

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<b>17 Personal hygiene, sanitation and drainage</b> - Includes threats of infection/ threats to mental health associated with the above, including personal washing and clothes washing facilities.	x			
<b>18 Water supply</b> - This is limited to the supply after delivery to the dwelling and concerned with water for drinking, cooking, washing, cleaning and sanitation.	x			
<b>19 Falls associate with baths etc</b> - Includes any fall associated with bath, shower or similar facility, whether that fall is on the same level or from one level to another.	x			
<b>20 Falling on surfaces</b> - Includes falls on any level surface such as floors, yards and paths. Also trip steps / thresholds / ramps where the change in level is less than 300mm.	x			
<b>21 Falling on stairs etc</b> - Covers any fall associated with a change in level greater than 300mm.	x			
<b>22 Falling between levels</b> - Includes falls between two levels within and outside a dwelling or building where the change in level is more than 300mm. Includes falls from out of dwellings.	N/A			
<b>23 Electrical hazards</b> - Include hazards from shock and burns resulting from exposure to electricity but not risks associated with fire caused by deficiencies to the electrical installations, e.g. ignition caused by a short circuit.		x		Concern over electrical heater use in Kitchen due to radiator located behind a cupboard
<b>24 Fire</b> - Includes threats from accidental (as opposed to arson) uncontrolled fire and any associated smoke.			x	Fire doctors required
<b>25 Flames, hot surfaces etc</b> - This is concerned with injuries from: burns which are caused by contact with a controlled fire or hot flame or hot objects or hot non-water based liquids. It also includes burns and scalds from spills during cooking or preparing hot drinks. It does not include burns from an uncontrolled fire at the dwelling.		x		
<b>26 Collision and entrapment</b> - Includes threat of trapping body parts such as fingers of limbs in architectural features e.g. doors or windows. Also includes striking (colliding with) features such as glazing, windows, doors, low ceilings or walls.		x		
<b>27 Explosions</b> - Includes the threat from debris created by a blast and the partial or total collapse of the building as a result of the explosion.		x		
<b>28 Position and operability of amenities etc</b> - Includes threats of physical strain associated with functional space and other features at the dwelling.		x		
<b>29 Structural collapse and falling elements</b> - Includes threats of whole dwelling collapse and/or an element or a part of the fabric being displaced or failing because of inadequate fixing, disrepair or adverse weather conditions.		x		