

Guide to Minimum Standards for Rented Residential Accommodation



By law, landlords must ensure that their rented properties provide tenants with a safe and healthy environment to live in and comply with the Minimum Standards. Local Authorities are responsible for the enforcement of the regulations. If your property does not comply with these Minimum Standards, as a landlord, you could be prosecuted. New standards came into effect on 1st May 2019 and the information below summarises the Minimum Standards and highlights the new obligations for landlords. Not all standards are applicable to AHBs (housing associations) or local authorities, for further details please contact your local authority.

1

The building must be free from damp and in good structural repair (internally and externally).

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Efforts must be made to prevent infestation of pests and vermin.

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Information must be provided to tenants on the property, building services, appliances and their maintenance requirements.

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Each bathroom or shower room should contain a permanently fixed heater that is properly maintained. The room should be properly ventilated.

2

There must be hot and cold water available to the tenant(s).

- Sanitary facilities should be separated from other rooms in the house, and must be in a safe condition, well ventilated and in good working order.

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There must be access to suitable and adequate facilities to store refuse that are safe from pests and vermin.

9

There must be suitable safety restrictors attached to a window which has an opening through which a person may fall and the bottom of the opening is more than 1400mm above the external ground level. Suitable safety restrictors must secure the window sufficiently to prevent such falls. Lockable restrictors that can only be released by removable keys or other tools **should not be fitted** to window opening sections.

3

All rooms must have adequate ventilation and heating, which tenant(s) can control.

4

For leases of less than 10 years, appliances must be in a good and safe working order. A 4-ring hob, oven, grill, fridge/freezer, microwave and sink that supplies safe drinking water, hot water and adequate draining must be provided. There must also be adequate storage to separately store food and cleaning products.

For leases of more than 10 years, the above applies and dwellings must provide facilities to install white goods, but white goods do not have to be provided.

5

Electrical wiring, gas and water pipes should be in good repair.

- Properties should, where necessary, have a carbon monoxide alarm. These should be in suitable locations and in good working order.

7

Where there is no access to a yard / garden, access to communal laundry facilities, such as a washing machine and a dryer, must be provided.

8

All habitable rooms must have natural lighting and adequate artificial lighting.

6

In houses there must be access to a fire blanket and fire detection and alarm system.

- In multi-unit buildings, there must be a fire detection and alarm system, an emergency evacuation plan and emergency lighting in common areas. It is important that fire safety equipment is maintained.

Source: Housing (Standards for Rented Houses) Regulations 2019.