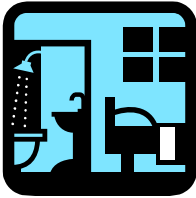


## GOOD PRACTICE (Continued)

tively cooled and rapidly ventilated by appropriate cooling systems within the dwelling. Habitable rooms should achieve a minimum of 3 air changes per hour when mechanical ventilation systems are in use.

Minimum bedroom sizes or minimum floor area for sleeping purposes in open plan accommodation; 6.5 m<sup>2</sup> for one person, 10.25m<sup>2</sup> for two persons.



Internal stairs should be provided with a handrail and good artificial lighting.

For the provision of dwellings that may be part of a mixed use development or be in the close proximity to industrial and commercial activity, the possibility of nuisance or conditions that may be prejudicial to health to the potential occupiers should be taken into account. Noise levels caused by commercial sources or lines of transport are common problems that often need property developers to acquire a specialist acoustic report to advise on dwelling layout, sound insulation and component specification to ensure that noise levels are acceptable.



Other potential nuisances can be from artificial light and odours and should be taken into account at the planning stage.

### Standards enforced by the Council

Compliance with the Council's advisory standards referred to in this leaflet would make it exceptional for the Council to need to use its powers when carrying out its role of enforcement agency for residential health and safety standards.

Developers and landlords considering proposals that do not meet the Council's advisory standards should make contact with the Council to discuss them. Please refer to the Council's website under ***Environmental Health Service contacts for residential property developers*** for persons to contact.



Environmental Health Services  
Millshaw Park Way  
Churwell  
Leeds  
LS11 0LS

Phone: 0845 124 0113  
Fax: 0113 2476282  
E-mail: env.health@leeds.gov.uk  
Website: www.leeds.gov.uk



## HOUSING STANDARDS ADVICE FOR RESIDENTIAL PROPERTY DEVELOPERS AND LANDLORDS



To assist residential property developers and landlords the Council has provided a range of advisory information on housing standards on its website.. [www.leeds.gov.uk](http://www.leeds.gov.uk). This information can be accessed by typing .. ***hmo*** .. into the website search engine. The information is categorised under certain headings which are explained and highlighted in ***bold italic*** in this leaflet.

Tel. 0845 124 0113

# Housing Standards

## Freedom from hazards

The Housing Act 2004, introduced the Housing, Health & Safety Rating System (HHSRS) for the determination of standards in residential accommodation. This system assesses the risks from a possible 29 hazards as listed below.

◆ **Asbestos** ◆ **Biocides** ◆ **Carbon Monoxide** ◆ **Collision & Entrapment** ◆ **Crowding and space** ◆ **Damp and Mould Growth** ◆ **Domestic Hygiene** ◆ **Electrical Hazards** ◆ **Entry By Intruders** ◆ **Ergonomics** ◆ **Excess Cold** ◆ **Excess Heat** ◆ **Explosions** ◆ **Falls in baths** ◆ **Falls Between Levels** ◆ **Falls On the Level** ◆ **Falls on Stairs** ◆ **Fire** ◆ **Food Safety** ◆ **Hot Surfaces** ◆ **Lead** ◆ **Lighting** ◆ **Noise** ◆ **Personal Hygiene** ◆ **Radiation (Radon Gas)** ◆ **Structural Collapse** ◆ **Uncombusted gas fuel** ◆ **Volatile Organic Compounds** ◆ **Water Supply** ◆

The technical guidance on the HHSRS can be downloaded from the website of the Department for Communities and Local Government [www.communities.gov.uk](http://www.communities.gov.uk) by typing 'HHSRS' into the website search engine. The HHSRS does not recommend standards per se, but it does signpost users to useful sources of information on the most appropriate standards for given situations.

The risk associated with a hazard is determined by firstly assessing the likelihood of the hazard adversely affecting the health of an occupier over a 12 month period and secondly assessing how severe that harm may be. The higher the likelihood and the more severe the harm, then the higher the risk.

Developers and landlords should ensure that residential hazards are removed or reduced to as low a risk as is reasonably practicable. Hazards that are risk assessed as unacceptably high may result in enforcement action by the Council and for which there is a charge.

The Council has produced an easy to use risk assessment system to assist developers and private landlords to risk assess properties. The system, available on the Council's website is entitled **Risk assessment of hazards**.

## Space heating

The most significant hazard under HHSRS is excess cold. Accordingly the new benchmark standard for space heating systems is, time programmable, temperature controllable central heating or near equivalent. Further website information on space heating systems and thermal insulation is available under **Space heating and thermal insulation**.



## Licensable Houses in Multiple Occupation (HMOs)

Developers and landlords need to be aware that privately rented houses in multiple occupation (HMOs) comprising three or more storeys and five or more tenants are required to be licensed. It is an offence to operate an unlicensed HMO. Website details of what is an HMO and, which are licensable, are available under **Essential information for landlords**.

## HMO standards

There are minimum standards for licensable and non licensable HMOs covering personal washing & WC facilities, food preparation facilities and space standards. Details are available under **Advisory HMO standards**.

## Fire safety

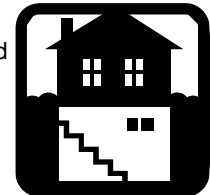
Information on fire safety standards is available under **Leeds fire safety standards**. These suggest fire safety measures for the most common property types, covering both HMOs and certain high risk singly occupied properties e.g. back to back houses.

## Common examples of good practice

Whilst the current methodology for determining housing standards is through risk assessment, the council does have certain benchmark recommendations on certain regularly occurring matters that are listed below.

Basement floor to ceiling heights – minimum of 2.1 metres.

All habitable rooms (living rooms and bedrooms) should be served directly by natural lighting and have a view directly onto the external environment. It is unacceptable to borrow light through second rooms to any habitable rooms. The ratio of glazing to floor area should be not less than 1:10 – the natural lighting should be sufficient to enable normal daytime activities to be carried out without the use of artificial lighting.



For the purposes of natural ventilation all habitable rooms should have a ratio of openable area to floor area of 1:20. In instances where high specification windows are installed that cannot be opened, rooms should be capable of being effec-