

# Housing General Specification for Leased Units



## General Requirements

- All properties being proposed for long-term leasing should comply fully with HOUSING (STANDARDS FOR RENTED HOUSES) REGULATION 2017.
- It should be noted that furnishings, as per the items listed on page 2 of this document, must be supplied for each property before signing of the lease.
- One set of keys to be provided for each property, including a fob per property etc for car parking if applicable (all to be labelled).
- BER Cert for each property.
- MPRN/GPRN and utility account information to be provided for each property.
- If the property is in a multi-unit development then details of the Management Company and Managing Agent is to be provided along with Service Charge, Sinking Fund, Budget and all other relevant information as required under the MUD Act.

## Exterior to the property:

- Roof, roof tiles, doors, windows, gutters, downpipes and fascia board/soffit to be in good repair, all manhole covers to be provided, trip hazards, access restrictions etc., to be dealt with, grass/weeds to be cut back where necessary and where missing gates/fencing to be replaced / fitted.
- Button release window restrictor or non-lockable restrictor to be fitted on all first floor windows.

## Service Requirements

- **Electrics** – A RCD fuse board is required with all circuits labelled. A current RECI / ECSSA Periodic Inspection Report by a registered electrical contractor for the electrical installation in the dwelling. The result of the inspection shall show a standard which requires that “no remedial work is required”. This should include storage heating where applicable.
- **P.A.T. Test** – All portable appliances to undergo P.A.T. prior to commencement of lease.

- **Gas** – Systems to be checked and tested with any required works undertaken to ensure compliance with Regs. Once the works are undertaken A current Declaration of Conformance Certificate for an IS 8133 annex C (service) and annex E (inspection) by a Registered Gas installer for the gas installation in each dwelling. Each gas supply from the meter shall undergo a soundness test to ensure that it complies with regulations. If a gas boiler is present the boiler should have been serviced with the heating systems fully operational and balanced.
- **Water systems** - Water storage tanks to be lagged and have a tight fitting lid. Pipework in areas such as attics should be insulated - main isolating stop cock to be labelled.
- **TV/Telephone** - TV and telephone connections to be available.
- **Flooring:** Floor covering to be provided in all rooms, stairways, tiling/nonslip flooring in wet areas
- **Other:**
  - All fabrics should be fire retardant.
  - Each window, balcony door, patio door shall be provide with blinds/curtains, which shall have secured / safe cords, chains.
  - Windows on upper floors to have restrictors that restrict easy opening (e.g. by child) but allows quick release, when required.
  - All appliances shall be clean (e.g. fridges defrosted) with all accessories (e.g. shelves), fully and correctly installed to the manufacturer's requirement and be in full working order. See previous comments regarding PAT testing.

### **Fire Safety Systems:**

- LD2 standard fire / smoked detection system required – smoke / heat detections required to stairs/landing, bedrooms, kitchen and living room mains interconnected with 10 year battery back-up.

### **Carbon Monoxide Alarms**

Carbon Monoxide Alarms should be installed in accordance with Part J of the Technical Guidance Documents. Other information is available at <http://www.carbonmonoxide.ie>

- Complies with European Standard EN 50291 - This should be marked on the box.

- Carries the CE Mark.
- Has an 'end of life' indicator - This indicator should not be confused with any 'fault' indicator.
- Carries an independent certification mark – For example a kite mark, this indicates that the alarm has been approved by an accredited testing and certification organisation.
- Always follow the manufacturer's guidelines when installing alarms or have a qualified installer fit it for you.

## **Fit-out:**

### **Kitchen**

- 1 x 4 ring hob, oven and grill
- 1 x extract cooker hood ducted to the outside
- 1 x fridge freezer (or 1no x fridge and 1no x freezer)
- 1 x Microwave Oven
- 1 x washing machine and 1 x dryer (where the house does not contain a garden/yard for the exclusive use of that house) - combined washer / dryers are acceptable.
- 1 x fire blanket minimum 1m x 1m. Fire blanket to be installed on a hook/hanger in a visible and safe accessible area in the kitchen.
- Non-slip flooring/tiles
- Fitted kitchen units to be provided and functional

**(Note: All appliances including fridge, freezer, washing machines, ovens and hobs should be no more than 6 months old with warranties and proof of purchase included)**

### **Living room**

- 1 x suite of furniture appropriate to room size (minimum 3 x seater couch, 2 x matching armchairs – all washable / cleanable, coffee table)
- 1 x fire place (where space has been left for one and there is a chimney present) with hearth, mantle and fire grating. Chimney must be cleaned with written and dated confirmation provided.

### **Dining Room**

- 1 x table and chairs (appropriate to property size / occupancy, minimum 4 x chairs)

**Bedroom (Double) minimum 1 per dwelling**

- 1 x double bed (incl. base, mattress & headboard); all beds and accessories shall be clean, free from damage / staining.
- 2 x bedside locker
- 1 x chest of drawers
- 1 x wardrobe fixed back to wall

**Each other Bedroom (Single)**

- 1 x single bed (incl. base, mattress & headboard); all beds and accessories shall be clean, free from damage / staining.
- 1 x bedside locker
- 1 x chest of drawers
- 1 x wardrobe fixed back to wall

**Bathroom / En-suite / Sanitary Accommodation**

- Bath / showers to have non-slip base
- Non-slip flooring/tiles
- Shower enclosures to be fully tiled. Where there is a shower provision over a bath, the walls will require to be tiled from the bath to the ceiling on 2 / 3 walls depending on the arrangement
- 150mm high splash back behind wash hand basin
- 1 x bathroom cabinet fixed to wall
- In any bathroom, en-suite, or toilet room provide 1 x mechanical extract fan ducted to outside with 15 minute over-run.

**(Note: In accordance with current Housing Regulations bathrooms should incorporate either a heat emitter, heat distribution system or heat producing appliance capable of providing effective heating.)**