



As a Landlord, you need to demonstrate that your property is fit for habitation and the law guides you with reference to what this means through two pieces of legislation which indicate the tolerable standard and the repairing standard.

The Tolerable Standard

- Be substantially free from rising or penetrating damp
- Have satisfactory provision for natural and artificial lighting, for ventilation and for heating
- Have an adequate piped supply of wholesome water available within the house
- Have a sink provided with a satisfactory supply of both hot and cold water within the house
- Have a water or waterless closet available for the exclusive use of the occupants of the house and suitably located within the house
- Have a fixed bath or shower and a wash-hand basin, each provided with a satisfactory supply of both hot and cold water, suitably located within the house.
- Have an effective system for the drainage and disposal of foul and surface water.
- Have satisfactory access to all external door and outbuildings.
- In the case of a house having a supply of electricity, comply with the relevant requirements in relation to the electrical installation (i.e. electrical wiring and associated components and fittings) for the purpose of that supply and
- Have satisfactory thermal insulation