



East Lindsey
DISTRICT COUNCIL

Housing Standards Department

Locally Adopted Standards

Safer Communities (Housing Standards)
East Lindsey District Council
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Standard:- Room Sizing

National guidance:-

No nationally adopted standards are provided, each local authority is encouraged to adopt their own standards

As no national standard has been established, the Council has adopted the following minimum room sizes. These sizes have been adopted having reference to various guidance documents available to the Council and by having reference to standards adopted by other local authorities.

<u>One person units of accommodation</u>	
	No habitable room shall be occupied by more than two persons, irrespective of age
One room units	13 sqm with kitchen facilities 10 sqm with separate kitchen 6.5 sqm with separate lounge and separate kitchen
Two or more room units	The total floor area of the letting must exceed 15.0 sqm
Each bedroom	6.51 sqm
Each kitchen	5.5 sqm
Each living/kitchen	11 sqm
Each living room	9 sqm
Each living/bedroom	10 sqm
<u>Two or more person units of accommodation – Living together as a single household</u>	
One room units	18.5 sqm with kitchen facilities 16 sqm with separate kitchen 10 sqm with separate lounge and separate kitchen
Two or more room units	The total floor area of the letting must exceed 18.5 sqm
Each single bedroom	6.51 sqm for each single bedroom
Each double bedroom	10.22 sqm for each double bedroom
Each kitchen	7 sqm
Each living/kitchen	15 sqm
Each living room	10 sqm
Each living/bedroom	14 sqm
Shared kitchens shall provide	7m ² - 1 to 5 persons 10m ² - 6 to 10 persons
Communal dining/living room	Suitably sized (this will be judged on a property by property basis)

Note:- A single bedroom must not have a width or depth measured less than 1800mm, and a double bedroom must not have a width or depth measured less than 2400mm. In addition the room should have a minimum floor to ceiling height of at least 2140mm over not less than 75% of the floor area. Any floor area where the ceiling height is less than 1530mm should be disregarded

Standard:- Window Restrictors

All windows fitted to first floor level or above that have side or bottom opening sections *where a child under the age of 10 years resides within the property* shall be fitted with a suitable window restrictor capable of restricting the opening to a maximum of 100mm. This restrictor must not be able to be disengaged by children of 5 years old and under, but must be able to be easily disengaged by an adult in the event of a fire.

National guidance:-

Housing Health and Safety Rating System (HHSRS) Operating Guidance.
Hazard – 22 Falling between Levels

Reasons for change:-

HHSRS operating guidance "Preventative measures and the ideal" recommends the fitting of window restrictors.

Following several incidents where a young child has been injured or killed falling from windows not fitted with restrictors, The Council has decided that these restrictors should be fitted to all rented property within the East Lindsey District.

Standard:- Internal doors within self-contained flats

To protect the escape route within self-contained flats, all high risk rooms (kitchens and lounges) that open onto the escape route within the flat shall be fitted with a door capable of providing protection to this route in the event of a fire. This door shall be "sound, well constructed and close fitting".

However in the following instances, high risk rooms must be fitted with a fire door that provides 30 minutes protection to the escape route.

- where the travel distance from any part of the flat to the flat entrance door is more than 9 metres
- where the Officer feels that the fire risk within the property is higher than average
- where the property requires a licence as specified within Part 2 of the Housing Act 2004.

National guidance:-

LG Regulation (formerly Lacors) – Fire Safety guidance document issued in September 2008

This guidance states that within self-contained flats, doors should be "sound, well constructed and close-fitting", and in properties with higher than average risk additional measures such as an increased fire detection system should be included.

In addition, the guidance does state that fire doors are required in properties with 5 or more floors.

Reasons for change:-

From experience of this type of property the Council has concluded that where a property is deemed to have an increased fire risk, additional fire safety measures, ie fitting of fire doors, should be specified to ensure that occupiers have a reasonable chance of escape in the event of a fire.

With regard to licensable HMOs, in 2006 the government introduced a requirement that certain type of HMOs be licensed by the local housing authority. This was based on research that "*certain types of HMOs present significantly greater health and safety risks to tenants than comparable single occupancy dwellings*". As the government has identified that these licensable HMOs present a higher than average risk, it is felt reasonable that internal doors to high risk rooms within these properties are of a type that will provide 30 minutes protection in the event of a fire.

Standard:- Overhead type self-closing devices to be fitted to all fire doors

To protect the escape route within some flats and common areas, fire doors are required to be fitted in various locations. These doors must be fitted with an overhead type self-closing device to ensure that the doors are providing the required level of protection at all times.

National guidance:-

LG Regulation (formerly Lacors) – Fire Safety guidance document issued in September 2008

This guidance states that fire-resisting doors should be fitted with approved self-closing devices.

Reasons for change:-

Although various types of self-closing devices are available, experience has shown that the overhead-type device is the most appropriate.

These types of device allow for a 2 stage closing procedure that limits the risk of entrapment when the door is self-closing. They also allow for adjustment to ensure the door closes fully but at a controlled pace.

No other type of self-closing device offers this level of safety.

Standard:- Electrical cupboards to be fitted with fire resistant surrounds on escape routes within common areas

A suitable cupboard shall be provided to fully surround the electrical meters/fuse board located on the escape route. This cupboard shall be constructed using materials that afford half hour fire resistance and provide the required level of protection.

Opening sections/doors must be fitted with suitable intumescent strips and steel butt hinges. On completion this cupboard must provide 30 minute fire protection to the escape route.

National guidance:-

LG Regulation (formerly Lacors) – Fire Safety guidance document issued in September 2008

Gas or electric meters and/or distribution board should ideally not be sited in escape routes. However it is possible to relax this providing any gas meter is installed in accordance with the gas safety regulations and any electric meter is installed and sited in accordance with current IEEE regulations. It is considered best practice to enclose such equipment in fire-resisting construction. (*paragraph 15.5*)

Reasons for change:-

As the guidance recommends enclosing such meters and distribution boards as *best practice* and having discussed the matter with the local fire officer, it has been decided that all escape routes within multi-occupied properties should be protected in this way.

Standard:- Definition of 'Competent Person' in respect of electrical works

In order to establish that a contractor is a 'competent person' to carry out work to the electrical installation within any rented property, the Council will ideally be able to confirm that the contractor is registered with a relevant trade body (NICEIC, NAPIT, ELECSA, ECA, etc).

Where a contractor is not registered with a trade body, the Council will accept that a contractor is a 'competent person', where they supply to the Council a certificate to confirm that they are fully conversant with the "Requirements for electrical installations. IEE Wiring Regulations (current edition)".

As at January 2019 this is the 18th Edition.

National guidance:-

There is no national requirement for electricians to be registered with a trade body, they are only required to prove that they are 'competent' to carry out the work.

Reasons for change:-

As the Officers within the Housing Standards department are not qualified electricians we require landlords to provide proof that persons they employ are 'competent' to carry out electrical works.

This is most easily achieved by employing contractors that are registered with recognised trade bodies. These trade bodies such as NICEIC, NAPIT, ELECSA, ECA maintain an online register of contractors registered with them. The contractors details can then be checked against this online register.

Where we are unable to confirm a contractors competence via an online register, we will require the landlord to be responsible for obtaining a certificate from their contractor and supplying this to the Council.

Electrical certificates from persons who do not comply with the criteria above will not be acceptable to the Council. In addition if such contractors are used it is likely that the landlord will incur additional cost by having to employ a second person to retest any work that has been carried out.

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The standards within this document have been adopted by the Housing Standards Team of East Lindsey District Council and are correct at the time of printing.

Please note that ELDC reserves the right to amend, add or revoke these standards at any time.

This document will be updated periodically to reflect current guidance and decisions made by the First-tier Tribunal Property Chamber. Please contact the Housing Standards team on 01507 601111 if you wish to check if an updated version of this document has been produced.