

**UOW LIVING HOUSING ASSESSMENT SCHEME  
ASSESSMENT CRITERIA INFORMATION FOR PROVIDERS**

<b>Criteria as per Housing Assessment Scheme</b>
<b>Security</b>
<b>External:</b>
ESSENTIAL: All external entrance/exit doors are fitted with a secure lock and a deadbolt or deadlatch lock, which can be operable from inside without the use of a key
ESSENTIAL: Where the property is divided into self-contained accommodation, the locks to the room entrance doors are secured in the same way as external entrance/exit doors level of security.
ESSENTIAL: Security mesh or window locks are fitted on vulnerable windows, i.e. ground floor windows and windows above flat roofs
<b>External Lighting:</b>
ESSENTIAL: There is adequate external lighting either by street lighting or security/dusk to dawn lights
<b>Internal Security:</b>
All internal doors to bedrooms are fitted with a secure lock which open from the inside without the use of a key
<b>Property</b>
<b>External:</b>
ESSENTIAL: All windows and doors can be opened, closed and secured easily
ESSENTIAL: Doors to be fitted with working locks
ESSENTIAL: Low level windows are fitted with security mesh or window locks to prevent break-ins
<b>Paths</b>
Are reasonably level and with no tripping hazards
<b>Garden</b>
All external areas within the property boundary will be maintained in a neat and tidy condition throughout the tenancy by the landlord, where he/she retains responsibility for these areas
There are no unguarded retaining walls or steps where there is risk of falling
<b>Waste Disposal</b>
ESSENTIAL: Adequate waste disposal facilities for the number of occupants
<b>Internal</b>
<b>Ceilings</b>
ESSENTIAL: There are no holes or major cracks
ESSENTIAL: Paintwork is of a reasonable standard
ESSENTIAL: No evidence of leaks/mould
<b>Walls</b>
ESSENTIAL: Are free from penetrating and rising damp
ESSENTIAL: There are no holes or major cracks
ESSENTIAL: Paintwork is of a reasonable standard
<b>Windows</b>
ESSENTIAL: At least one window in each bedroom
Windows have curtains or blinds in good condition
<b>Floors</b>
Are sound and reasonably level with no tripping hazards
ESSENTIAL: Have no loose floorboards and/or holes
Changes in floor levels are eliminated; if this is not possible floors must be clearly defined and made as safe as possible
<b>Water</b>
ESSENTIAL: There is adequate hot and cold running water to all sinks, baths, basins and showers
<b>Electricity</b>
ESSENTIAL: There are at least two power points in all habitable rooms
<b>Kitchen</b>
ESSENTIAL: Kitchen facilities are suitable for the number of occupants( 5 occupants to 1 kitchen)
<b>Facilities to include:</b>
ESSENTIAL: Food storage facilities are available
ESSENTIAL: Worktop
ESSENTIAL: Gas or electric stove is available
ESSENTIAL: Sink
ESSENTIAL: Ventilation
ESSENTIAL: Lighting
ESSENTIAL: Electrical power points (minimum of 4)

Fridge/freezer
ESSENTIAL: All sinks have a constant supply of hot and cold water
ESSENTIAL: Walls, floors and worktops have smooth impervious surfaces throughout which are capable of being cleaned and maintained in a hygienic condition
ESSENTIAL: There is suitable floor covering in good condition that is capable of being cleaned
<b>Bathroom/Toilet</b>
ESSENTIAL: Is located within the dwelling
ESSENTIAL: Walls and floors have smooth impervious surfaces throughout which are capable of being cleaned and maintained in a hygienic condition
ESSENTIAL: Bathroom/toilet facilities are suitable for the number of occupants (At least one bathroom and toilet per 5 students)
<b>Facilities to include:</b>
ESSENTIAL: Wash hand basin
ESSENTIAL: Correctly functioning toilet, with seat and lid
ESSENTIAL: Adequate ventilation
ESSENTIAL: Bath and/or shower
ESSENTIAL: Door to the bathroom, lockable from inside
ESSENTIAL: All baths, showers and wash hand basins are properly connected to mains drainage and have a constant supply of hot and cold water
ESSENTIAL: Where there is a separate toilet compartment this is internal and must be provided with impervious surfaces throughout which are capable of being cleaned and maintained in a hygienic condition
<b>In addition any toilet area is provided with:</b>
ESSENTIAL: Correctly functioning toilet, with seat and lid
ESSENTIAL: Adequate ventilation
ESSENTIAL: Door to toilet area is lockable from inside
<b>Staircase</b>
ESSENTIAL: The stairs are in good repair and fitted with at least one handrail
ESSENTIAL: Any stair carpet or covering is securely fixed
<b>Bedroom Space</b>
ESSENTIAL: There is suitable space/bedroom furniture for number of occupants in each bedroom
ESSENTIAL: Ensure there is adequate space for typical bedroom furniture, plus a desk, chair and storage space for books and personal items (At least 9 square metres in total)
<b>Lighting</b>
ESSENTIAL: There is adequate natural and artificial lighting in all habitable rooms and adequate artificial lighting to all other areas within the dwelling such as communal areas, bathrooms and kitchens
<b>Fire Safety</b>
ESSENTIAL: Smoke detectors sited in all areas with the exception of bathrooms
ESSENTIAL: All exit doors to be operable from the inside without the use of a key
<b>Pest Extermination and Inspection</b>
A current pest inspection certificate
<b>Facilities</b>
ESSENTIAL: Telephone/internet line is connected to residential premises
ESSENTIAL: Common areas clean and tidy ie. No rubbish, debris, smells etc.
<b>Furnishings</b>
Clean and well maintained furnishings provided
Furnishings in common areas are adequate for the number of tenants
<b>Laundry</b>
ESSENTIAL: Laundry facilities available