Landlord Checklist – HHSRS Baseline Indicators

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	Baseline Indicator	Baseline Indicator met?		Comments/observations
		Yes	No	
1	**Structural Condition**			
1.1	External and internal components of the dwelling structure safe to use and in a proper state of structural repair.			
1.2	Asbestos containing material free from defects and maintained to prevent release of fibres. Asbestos register maintained.			
2	**Drainage**			
2.1	Drainage systems properly installed and maintained in good condition with access points provided to clear blockages.			
2.2	Waste pipes properly connected to a public sewer system. No toilet waste pipe connected to a greywater system.			
2.3	Adequate provision and capacity for the drainage of surface and foul water. All drains and gullies covered by a suitable cover.			
2.4	All rainwater pipes connect and drain effectively into the drainage system with access points to clear blockages.			
2.5	Access covers to drainage and other services fitted with flush-mounted covers and marked to indicate purpose.			
3	**Plumbing System**			
3.1	An approved water supply with safe to drink water controllable by the household. Adequate flow for all fixtures simultaneously.			
3.2	Adequate heated running water supply to sinks, baths/showers. Hot water tank min 60°C with max 45°C at point of delivery.			
3.3	WC cistern overflow discharges externally, unless designed by the manufacturer to discharge internally.			
4	**Sanitary Facilities - Bathroom**			
4.1	A private bathroom equipped and provided for the sole use of that dwelling with WC (or separate), hand basin, bath or shower.			
4.2	Suitably located WC in good working condition, sealed to the waste pipe and adjacent areas, secured to the floor/wall. Properly connected to the water supply and sewage system.			
4.3	Dedicated hand basin adjacent to the WC in good working condition, sealed to the waste pipe/adjacent areas and secured to the floor/wall. Properly connected to both hot and cold water supplies and sewage system.			
4.4	A fixed bath or shower in good working condition sealed to waste pipe and adjacent surfaces without leaks. Properly connected to both hot and cold water supplies.			

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4.5	Separate shower trays maximum 150mm step height. All waste outlets and connections sealed and free from defects.			
4.6	Constant supplies of hot and cold water to all hand basins, baths/shower facilities. All in good working order, all connected to the sewage system with waste trap and sealed to adjacent areas. Isolation valves on water supply feeds to allow for maintenance.			
4.7	Cleanable, non absorbent water resistant materials on floor surfaces and extending at least 300mm above bath and 1800mm above floor of a shower/shower tray. Watertight joints with adjacent areas. Showers to include a curtain/screen/return wall.			
4.8	Ventilation provided by mechanical extraction, ducted to the outside of the building.			
5	**Sanitary Facilities - Kitchen**			
5.1	Dedicated adequate space for each dwelling/HMO for storage, preparation and cooking of food including kitchen sink.			
5.2	Kitchen sink with draining area in good working condition, properly connected to both hot and cold water supplies and waste outlet. Sealed to adjacent areas. Provided dishwashers/components of the sink in good working condition and properly connected. Isolation valves on water supply feeds to allow for maintenance.			
5.3	Sufficient work surface for food preparation and closable storage space for food and equipment, of sound construction with smooth and cleanable surfaces impervious to water.			
5.4	A 4-ring hob (2-ring in bedsits) with oven and grill, properly installed with all necessary connections for safe and efficient operation. Maintained and in good working condition.			
5.5	Dedicated space with connection to gas or electric compliant with relevant regulations where an oven or hob is not provided.			
5.6	Effective and safe removal of cooking fumes and moisture laden air to the external air by means of a cooker hood or extractor fan. Ventilation provided by mechanical extraction, ducted to the outside of the building.			
5.7	If provided, a fridge and freezer/fridge-freezer in good working condition, of sufficient size to store occupants' food, able to maintain refrigeration of 0° C to 6° C and freezer below -18° C.			
5.8	If fridge not provided, adequate space and connections for installation and operation provided.			
5.9	Kitchen floor in good condition with a sealed, water resistant non absorbent and cleanable surface.			

<table>
<tr><td>6</td><td colspan="4">Clothes Drying Facilities</td></tr>
<tr><td>6.1</td><td>If no external clothes drying space, a dryer or dedicated space to install a dryer, or access to a communal dryer facility provided.</td><td></td><td></td><td></td></tr>
<tr><td>7</td><td colspan="4">Space</td></tr>
<tr><td>7.1</td><td>A bedroom must not be the only access point to the only bathroom in a dwelling unit with more than one bedroom.</td><td></td><td></td><td></td></tr>
<tr><td>7.2</td><td>A bathroom or WC is not the only passageway to any habitable room, hall, basement or the exterior of the dwelling.</td><td></td><td></td><td></td></tr>
<tr><td>7.3</td><td>Sleeping accommodation must not be less than 4.64m^2 with occupancy and minimum floor areas:

<table>
<tr><th>Occupancy</th><th>Minimum floor area of room</th></tr>
<tr><td>One person under 10</td><td>4.64m^2</td></tr>
<tr><td>One person 10 years or older</td><td>6.51m^2</td></tr>
<tr><td>Two persons</td><td>10.22m^2</td></tr>
</table>
<table>
<tr><td>Max Occupancy</td><td>Two persons</td><td>Four persons</td><td>Six persons</td><td>Eight persons</td></tr>
<tr><td>Min Bedroom Number</td><td>1</td><td>2</td><td>3</td><td>4</td></tr>
</table></td><td></td><td></td><td></td></tr>
<tr><td>7.4</td><td>Ceiling height of habitable rooms at least 2100mm. Rooms with sloping ceilings at least one-half of the floor area at least 2100mm. Parts of a room with a ceiling height less than 1500mm, shall be excluded when calculating the floor area. Basement and subfloor rooms are excluded.</td><td></td><td></td><td></td></tr>
<tr><td>8</td><td colspan="4">Internal Doors</td></tr>
<tr><td>8.1</td><td>Functional, maintained and in good repair with bathrooms/WC being without clear glazing and having a suitable lock. Provide a sufficient barrier to the spread of smoke and fire with glazing performing safely to collision.</td><td></td><td></td><td></td></tr>
<tr><td>9</td><td colspan="4">External Space</td></tr>
<tr><td>9.1</td><td>All external surrounds within the curtilage of the dwelling in good repair, even, non slip and well drained surfaces. Adequate lighting to access points. Guarding necessary where drops of more than 300mm and high risks of falling. Boundaries clearly defined and enclosed by well maintained walls/fences including structure/accessways/security doors and lifts.</td><td></td><td></td><td></td></tr>
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10	**Noise**			
10.1	New flats/flat conversions must, and older conversions should, comply with current building acoustic insulation regulations.			
10.2	The noise level inside the dwelling caused by steady external noise sources must not exceed: 07:00 to 23:00 - 40dB LAeq, 16hr in the living room and bedroom area, and 45dB LAeq, 16hr in the dining room/area; 23:00 to 07:00.- 35dBLAeq, 8hr in the bedroom			
11	**Security**			
11.1	Adequate external lighting provided to all means of access including entrances and external refuse stores, providing good visibility when there is no daylight.			
11.2	Access doors with adequate locks, external grade and openable from the inside without a key. A means for occupiers to view visitors without opening the door.			
11.3	Windows in accessible locations provided with suitable window locks.			
11.4	Dwellings with a common entrance door have a door entry system allowing a visitor to contact individual dwellings and hold a two-way conversation with the occupant. Occupant must have visibility of the visitor via an internal display if no direct view.			
11.5	All door and window frames and furniture operate properly and are in a good state of repair without compromised seals.			
12	**Walking Surfaces**			
12.1	Every interior and exterior stairway, ramp, deck, porch, balcony walkway, terrace, landing and hall structurally sound, secure and in good repair. Properly anchored and capable of supporting loads.			
12.2	Internal and external stairs safe, secure, in good condition, free from defects and projections and well maintained. External steps designed to drain water away.			
12.3	Stair coverings securely and safely fastened. Exterior stairway treads with non-slip surfaces covering at least 75% of each tread.			
12.4	Interior/exterior stairways with four or more risers have a structurally sound continuous handrail between 900mm and 1000mm high (pitch to top of handrail) capable of 140kg support.			
12.5	Minimum headroom on a staircase is 1900mm.			
12.6	Landings at the top and bottom of all internal/external flights of stairs, with a minimum width of 750mm and length of 500mm.			

13	**Guards**			
13.1	Every stairway, porch, patio, landing, balcony walkway, terrace, landing and hall located more than 600mm above an adjacent area to have a guard, between 900mm and 1100mm high, measured vertically from the floor. Guard to be in good condition, firmly fastened and capable of supporting loads. No climbable cross pieces, balusters of 10mm minimum to reduce gaps larger than 100mm in diameter.			
13.2	Restrictors required for windows with opening sections greater than 100mm to limit opening to less than 100mm. This must also be removable for emergency escape.			
13.3	Open fires or flames as a source of heat over 43°C with a risk of prolonged contact must be guarded.			
14	**Lighting and Services**			
14.1	Every habitable room has adequate natural lighting.			
14.2	All usable areas have suitable, adequate, controllable and accessible artificial lighting throughout dwelling. Two-way or PIR activated lighting provided for any internal staircase.			
14.3	Switches controlling ceiling/wall type electric light to be located conveniently in each room for safe use.			
14.4	All electrical installations, including fixtures and fittings, must be maintained in good repair with appropriate safety certification.			
14.5	Gas appliances and flues are safe for continued use with appropriate safety certification.			
14.6	2 separate double electric sockets for every habitable room suitably located for use. At least 4 double electric sockets for kitchens.			
15	**Heating and Insulation**			
15.1	Loft spaces to have a minimum 250mm of loft insulation (assumed to be mineral wool or similar) provided.			
15.2	Hot water cylinder, if present, insulated with a minimum 50mm jacket if not pre-insulated, and fitted with a tank thermostat.			
15.3	Cavity walls must be insulated unless professional examination confirms technically unfeasible.			
15.4	Heating system in good and safe working condition, capable of heating all habitable rooms, bathrooms, and WC rooms. With external temperature of -1°C system must be able to heat main living room to 21°C and remaining habitable rooms to 18°C. The system should not allow the temperature to exceed 25°C in any room during the heating season.			

15.5	Heating and hot water capable of being controlled effectively and timed to operate by the occupiers.			
15.6	Combustion-burning fuel devices vented to the outside of the structure in an approved manner that meets the manufacturer specification and in compliance with applicable standards with appropriate safety certification. The chimney maintained in accordance with manufacturer requirements.			
15.7	Rooms burning fossil fuels as heating, hot water provision or cooking, must have a hard wired CO detector with battery back up.			
16	**Ventilation**			
16.1	Air exhausted from a bathroom, WC room, kitchen, clothes dryer or basement must be by mechanical ventilation or correctly installed natural ventilation system in compliance with Building Regulations. It must not vent into any other habitable spaces or near any intake on the building exterior.			
16.2	All habitable rooms to have at least one window, door or skylight which opens to the outside and can be fixed open in a secure manner.			
16.3	The size of the openable windows, doors and skylights in habitable rooms must be at least 5% of the floor area of that room.			
16.4	All means of ventilation maintained in good repair and working order.			
17	**Moisture and Contaminant Control**			
17.1	External construction elements of the dwelling are in good condition, watertight, weathertight and free of persistent dampness/moisture.			
17.2	Drainage systems direct water away from the structure.			
17.3	No single room has observable levels of damp or mould growth or deterioration of internal finishes exceeding 5% of the wall/ceiling surface.			
17.4	Dwellings must not have radon concentrations greater than 200Bq per cubic metre.			
17.5	Only approved biocidal products may be used within the dwelling and in accordance with the approved manufacturer's instructions.			
18	**Pest Management**			
18.1	The property/all structures/areas within the curtilage of the property is free of pest infestation with no features to attract/support pests. Inspection shall take place to ensure a pest free environment.			

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19	Fire Safety			
19.1	Furniture/soft furnishings provided by the landlord to comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988, inclusive of being correctly labelled for fire resistance.			
19.2	Electrical equipment supplied by the landlord to be safe and compliant with current UK requirements for safety of domestic electrical products; all electrical appliances supplied by the landlord are subject to testing in line with the IET Code of Practice for In-service Inspection and Testing of Electrical Equipment (Fifth Edition) (unless they are under one year old and display a UKCA/ CE marking).			
19.3	An annual gas safety check undertaken within the last 12 months with satisfactory result. LPG heating inspected annually by a suitably qualified engineer with safety certification.			
19.4	Electrical installation inspected and tested within the last 5 years with safety certification.			
19.5	Sufficient properly designed and appropriately sited smoke and heat detectors with alarms in every dwelling. Properly maintained and regularly tested.			
19.6	Escape route from bedrooms through habitable rooms should either be avoided, or mitigated, by other provisions.			
19.7	Egress through doors/windows that are required for means of escape should not require the use of a key or a code.			

Date of Inspection		Person Completing Inspection	
Property Address			

Notes

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HHSRS (2026) Appendix 2 – Minimum grade and category of fire detection and fire alarm systems – Page 1 of 3

System Grades

Grade A mains + standby battery

Grade A systems incorporate equipment for the reception, indication, control and relaying of signals originating from fire detectors and any manual call points connected to the equipment, and for the activation of fire alarm devices. The CIE is of an identical nature to that used in systems designed in accordance with BS 5839-1 for protection of non-domestic premises, such as offices, shops and other commercial premises. The system will also incorporate a battery that will operate a Grade A system for 72 hours in the event of mains failure. This normally necessitates relatively large batteries, which might need to be housed in a separate supply unit.

Grade D mains + standby battery

- D1: Tamper-proof battery
- D2: User-replaceable battery

Grade F battery only

- F1: Tamper-proof primary battery
- F2: User replaceable battery

System Categories

Category LD1 System	Category LD2 System	Category LD3 System
A system installed throughout the premises, incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all rooms and areas, other than those with negligible sources of ignition, such as toilets, bathrooms and shower rooms.	A system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including any kitchen and the principal habitable room.	A system incorporating detectors in all circulation areas that form part of the escape routes from the dwelling.

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HHSRS (2026) Appendix 2 – Minimum grade and category of fire detection and fire alarm systems – Page 2 of 3

Existing Premises		Bungalow	Flat	Two storey house	Maisonette	Three storey house	Maisonette with any floor above 4.5m from ground level and no alternative means of escape	Four or more storey house
Rented single-family dwellings and shared houses with no floor greater than 200m^2 in area	Grade	D1	D1	D1	D1	D1	D1	D1
	Category	LD2	LD2	LD2	LD2	LD2	LD1	LD1
Rented single-family dwellings and shared houses with one or more floors greater than 200m^2 in area	Grade	D1	D1	D1	D1	A	A	D1
	Category	LD2	LD2	LD2	LD2	LD2	LD1	LD1

New or Materially Altered Premises		Bungalow	Flat	Two storey house	Maisonette	Three storey house	Maisonette with any floor above 4.5m from ground level and no alternative means of escape	Four or more storey house
Rented single-family dwellings and shared houses with no floor greater than 200m^2 in area	Grade	D1	D1	D1	D1	D1	D1	A
	Category	LD2	LD2	LD2	LD2	LD2	LD1	LD1
Rented single-family dwellings and shared houses with one or more floors greater than 200m^2 in area	Grade	D1	D1	A	A	A	A	A
	Category	LD2	LD2	LD2	LD2	LD2	LD1	LD1

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HHSRS (2026) Appendix 2 – Minimum grade and category of fire detection and fire alarm systems – Page 3 of 3

Houses in Multiple Occupation

HMOs of one or two storeys with no floor greater than 200m^2 in area	Grade	D1
	Category	LD1 (LD2 for existing premises)
Other HMOs	Grade	D1
	Category	LD1
Individual dwelling units, within the HMO, comprising a single room, which include cooking facilities (bedsits)	Grade	D1
	Category	LD1
Individual dwelling units, within the HMO, comprising a single room, which do not include cooking facilities (bedsits)	Grade	D1
	Category	LD1
Individual dwelling units, within the HMO comprising two or more rooms	Grade	A
	Category	LD2 with detectors sited in accordance with the recommendations of BS 5839-1:2017
Communal areas of the HMO	Grade	A
	Category	LD2 with detectors sited in accordance with the recommendations of BS 5839-1:2017

Specialised Housing – Sheltered Housing

Individual dwelling units	Grade	D2
	Category	LD1 (LD2 for existing premises)
Communal areas	Grade	A
	Category	L4 or L5 system in accordance with the recommendations of BS 5839-1:2017

Specialised Housing – Supported Housing

Single storey Two or more storeys and not more than four bedrooms	Grade	D1
	Category	LD1
Two or more storeys and more than four bedrooms	Grade	A
	Category	LD1

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