



## The University of Reading Private Accommodation Standards

The University of Reading accommodation listing scheme was introduced in order to improve the standard of private accommodation provided for students in Reading. It was intended to incorporate and work together with the Accreditation Schemes then run by both local authorities although only Wokingham Borough Council's scheme is now fully functioning. The University will include in the listing only those properties offered where the owners have certified that satisfactory standards are met and where standards of security\*, safety and management outlined below are achieved and maintained. (\*Prominence will be given to landlords participating in the TV Police Property Security Scheme – see below) The University does not, in accepting a landlord's application for listing a property, accept or undertake any obligation to do so, nor can it assume or undertake any obligation to landlords about the nature and extent of information provided about properties to students.

### **GAS SAFETY**

Landlords must by law ensure that all gas appliances and pipe work are checked annually by a **GasSafe** registered installer in accordance with the Gas Safety (Installation and Use) Regulations 1994. To this end, the University requires a copy of the landlord's current certificate for our records. Minor faults mentioned on the certificate are expected to have been rectified before the next safety check is due.

### **SECURITY**

The following security measures are recommended in order to deter criminal activity and protect tenants:

#### **Front Door**

**Required:** Satisfactory hardwood quality or period softwood (UPVC with multi-point locking is acceptable)  
Existing door containing glass acceptable BUT replacement doors should not contain glass unless polycarbonate or laminated  
The currently recommended form of 5 lever mortice lock equivalent to BS3621/1980  
Viewer (where doors are of solid wood)  
Door 'Limiter' (or Chain)  
Hinge bolts fitted to any outward opening doors

**Optional:** *'Kick-in' protection if considered desirable by landlord or on police recommendation*  
*Additional lighting if street lights poor*

#### **Rear door/Frame**

**Required:** Satisfactory hardwood quality or period softwood (UPVC with multi-locking is acceptable)  
Existing door containing glass acceptable BUT replacement doors should not contain glass unless polycarbonate or laminated  
Barrel bolts top and bottom, size 130mm to 200mm  
5-lever mortice lock (as above) is desirable  
Hinge bolts fitted to any outward opening doors

**Optional:** *'Kick-in' protection if considered desirable by landlord or on police recommendation*

#### **Windows**

**Required:** Locks to ground floor and vulnerable first floor (eg above flat roof) windows

#### **Security Lights**

**Optional:** *If considered desirable by landlord or on police recommendation*

#### **Alarm System**

**Optional** *At landlord's discretion*

### **POLICE SURVEYED PROPERTY SECURITY SCHEME**

Landlords are encouraged to take part in this scheme which is **FREE OF CHARGE** to landlords registered with Reading University. You will be awarded a star rating for the security of your property which helps to raise the profile when you advertise with us. Contact Sue Roff at Thames Valley Police on **079 701 454 93** to arrange an appointment.

## ELECTRICAL SAFETY

Required: Before each new tenancy begins, the Landlord must carry out a visual inspection of all socket outlets, switches, lamp holders, distribution boards and safety devices and remedy all detected defects.

**Electrical safety is of great importance** as faults or defects can cause **FIRE** and/or **ELECTROCUTION**

Agree to provide Electrical Safety Certificate\* **within next two years** to comply with the Housing Act 2004. *National Inspection Council for Electrical Installation Contracting (NICEIC) Electrical Safety Certificate\* is desirable but not yet required by law. Such certificates need to be renewed every five to ten years (depending on type of certificate – expiry date will be indicated on paperwork)*

## FIRE SAFETY

### Early detection saves lives!

Required: Smoke detector in an appropriate position on each floor  
Sound and well-fitting door to kitchen and/or living room (with self-closer for houses of more than two floors)

Optional: Fire blanket and/or extinguisher supplied in kitchen(s)  
*Interlinked mains-wired smoke and heat detectors*  
*Self-closers fitted to doors in risk areas in smaller properties and most rooms in larger properties, especially those opening onto stairs or hallway*

*Alternative means of escape from rooms on second floor (3<sup>rd</sup> level) or above where property is higher than two floors (required by law in properties designated as HMOs)*

## PROVISION OF AMENITIES

The following standards are intended to comply with local authority regulations and minimise inconvenience to tenants

<b>The Cooking of Food:</b>	1-6 persons	minimum of 1 gas or electric cooker with at least 4 hobs/burners, oven and grill 1 microwave oven
	7-12 persons	minimum of 2 gas or electric cookers (as above) 1 microwave oven
<b>Baths/showers:</b>	1-6 persons	minimum of 1 bath or shower with hot and cold water supply
	7-12 persons	2 separate baths or showers (or one of each)
<b>Wash-hand basins:</b>	1-6 persons	1 wash-hand basin with hot and cold water supply
	7-12 persons	2 wash-hand basins with hot and cold water supplies
<b>W.C.s :</b>	1-5* persons	1 wc
	6-10 persons	2 wcs

\*NB where there are five or more persons sharing bathroom facilities, the wc **must** be separate from the bathroom. If this is not the case, a second wc should be provided.

## ENERGY PERFORMANCE CERTIFICATES

We do not require copies of these, but Landlords should be aware that it is now a legal requirement to display a valid EPC within each property.

**Landlords are responsible for their own compliance with all relevant legislation in force at the time of advertising.**

The University believes that both students and landlords have rights and responsibilities, and have devised a **Landlord and Student Charter** in response to the results of a questionnaire sent out to Accredited Landlords. Copies of the Charter are available from the Advisory Team (Accommodation) for use by landlords and tenants wishing to make an individual commitment for a particular tenancy.

### DISCLAIMER

Properties are advertised on the website of The University of Reading on the basis of information supplied to it by third parties, and on the strict understanding that neither The University of Reading nor any of its employees will incur liability to any person whether in tort, contract, or otherwise should such information be incorrect. The University reserves the right to refuse to advertise the property without explanation if it is not satisfied that it meets the relevant standards in all respects, or is otherwise unsuitable for use by students.