

Draft Standards - Temporary Accommodation

All Bed and Breakfast, hostel and dispersed properties used by the Council as temporary accommodation will meet the Tolerable Standard (Appendix A).

Bed and Breakfast Accommodation

The Council will work towards reducing its reliance on Bed and Breakfast accommodation but where this accommodation is offered will try to ensure it meets at least the Tolerable Standard (Appendix A) and in addition meets the following minimum standards:

Health and Safety

- A valid Fire Safety Certificate
- An HMO Licence, if appropriate
- A current gas and electric safety certificate
- Carbon monoxide detectors, where appropriate
- Where accommodation has gas central heating, appropriate ventilation and flues are in place
- A valid Energy Performance Certificate, if required.
- Hard wired smoke alarms on each floor of the property
- No glass or mirrored doors within accommodation
- Free from damp, mould growth and infestation.

Physical Standards:

- It meets the physical or sensory disability requirements of any member of the household
- Has adequate communal living space
- Has individual bathroom/toilet facilities for a household
- Has access to on site laundry facilities
- It is secure with adequate individual locks

- It is available 24 hours a day, 7 days a week
- Has a suitable standard of cleanliness
- Has access to adequate cooking facilities
- There is sufficient bedroom spaces offered to meet the needs of the homeless household
- A room should not be occupied by more than 5 persons unless the individuals concerned consent to sharing.
- It has a sufficient and affordable heating system at an acceptable efficiency rating
- It has a suitable standard of furniture to meet the household's needs

Location Standards

The Council, in offering temporary accommodation, will consider the following:

- Main services used by the household can be reached by foot, public transport. Services include supermarket or convenience store, doctors, dentists or other health providers and advice agencies (where applicable)
- Employment and educational needs at the time of homelessness; and
- The individual needs of the household

Due to the demand for and the availability of temporary accommodation, households may initially be placed in accommodation that does not meet the physical and location standards. In these circumstances, the Council will work with the households to identify a more suitable temporary accommodation option.

Hostels, Dispersed Properties and Private Sector Leasing

In addition to the above, the following specific standards will apply –

- A written occupancy agreement which is explained and made available in an appropriate format
- A copy of any House Rules
- Access to the Temporary Accommodation Handbook
- Electrical and/or gas check will be carried out at the start of occupancy and will be done annually thereafter where necessary
- If the water supply has been drained down or there is more than 14 days between tenancies, a Legionella check will be completed.

- Access to housing support, if required

Private Sector Leasing

Where the Council uses properties from the private sector as temporary accommodation it will ensure that the landlord has:

- Registered with the Landlord Registration Scheme
- Valid buildings Insurance
- Permission from the mortgage lender to allow the property to be let to homeless households

A property will meet the tolerable standard if it:

- does not have a problem with rising or penetrating damp
- is structurally stable, for example it is not subsiding
- has adequate ventilation, natural and artificial light and/or heating
- has adequate thermal insulation
- has an adequate supply of fresh water
- has a sink with hot and cold water
- has an indoor toilet
- has a fixed bath or shower and wash basin with hot and cold water
- has a good drainage and sewerage system
- has an electric supply and it meets the relevant safety regulations
- has satisfactory cooking facilities (your landlord doesn't have to provide you with a cooker, but there must be somewhere suitable to install your own cooking facilities)
- Has a proper entrance.