

Derby City Council – Private Renters Property Checklist

This document is a guide based on the Private Landlords Charter.

If you have any concerns about a property you are viewing, please contact the Housing Standards team by emailing housing.standards@derby.gov.uk or calling 01332 640764. For further advice visit derby.gov.uk/housing

There is no rising or penetrating damp, no significant condensation dampness and no significant mould growth	
There is a properly installed, properly maintained, central heating system that can be controlled by the occupants	
There is thermal insulation to the roof space, walls and floors to minimize heat loss	
There is draught proofing to doors and windows	
Where solid fuel burning appliances are present, a Carbon Monoxide detector is fitted in the same room in accordance with British Standards	
There is a safe and modern electrical installation with a sufficient number of socket outlets in each room for modern living	
Where gas is supplied to the property, all gas appliances and flues owned by the landlord are safe to use and checked annually by a Gas Safe Engineer	
There is natural lighting to all rooms used for living, sleeping or studying / reading	
There is adequate artificial lighting to all rooms and spaces.	
There is adequate natural ventilation throughout	
There is adequate mechanical ventilation in kitchens and bathrooms	
There are reasonably modern and satisfactory facilities for the storage, preparation and cooking of food in a safely designed and convenient kitchen or kitchen space	
There is a reasonably modern toilet, bath/shower and washbasin located hygienically in a convenient bathroom	
There is no overcrowding or other crowding and space issues	
The design and construction is such that it can easily be kept clean	
There are no access points for pests	
There is suitable provision for storage of refuse inside and outside	
Windows and doors are sound and there is sufficient security against unauthorised entry	
There are no unreasonable risks from falling, on stairs, between levels or on the level	
There are no unreasonable risks from hot surfaces or flames	
There is adequate fire protection and an appropriately designed fire detection and alarm system with alarms that are interlinked and supplied with mains electricity	
There is no disrepair that could result in the collapse or falling of an element either internally or externally	
The construction of separating walls and floors - particularly between flats - is such that excessive sound transmission is prevented	
There are no elements that may cause a trapping or collision injury	
Amenities, fittings and equipment are positioned and located in such a way as to prevent physical strain or falls.	

