



Housing Standards

We are a lettings agency run by Huddersfield SU for all students at the University of Huddersfield. We work with halls of residences, private landlords and a selection of other agencies to ensure students have access to high quality accommodation at a fair price during their studies.

As an agency owned and run entirely by the Students' Union, we're committed to providing the best quality of service to our members. This offer is characterised by five key points:

1. **Convenience:** we are situated on level 5 of Student Central at the heart of the University of Huddersfield campus.
2. **Choice:** we offer the full range of different types of accommodation relevant to students.
3. **Quality:** we only select good quality, safe properties owned by responsible landlords.
4. **Value:** we don't charge students any tenancy application fees.
5. **Not for profit:** any surplus we make is reinvested back into the Students' Union, funding our key services like the Advice Centre.

All HudLets properties must adhere to a set of minimum standards to ensure students receive a high quality of service. These have been established through a partnership with Kirklees Council. Over the next year, this will form the basis of a formal accreditation scheme for private landlords within the student market that will clearly identify properties which meet this, and those which exceed it.

Bedrooms

- 1.1 Bed: a single or double, although double beds are more popular with students.
- 1.2 Mattress: free from stains/damage, and protected with a fitted protection sheet.
- 1.3 Desk & chair: suitable for home study
- 1.4 Curtains/blinds: to ensure privacy for the student, particularly in rooms that are facing the public.
- 1.5 Window: sufficient ventilation for the room, able to open easily.
- 1.6 Door: fire proof and lockable when multiple occupancy

Bathroom

- 2.1 WC: good condition and suitable for use
- 2.2 Sink with mirror: with both hot and cold water available
- 2.3 Bath and/or shower: with curtain/screen where appropriate
- 2.4 Curtains/blinds: to ensure privacy for the student, particularly in rooms that are facing the public.
- 2.5 Adequate ventilation: to eliminate condensation

- 2.6 The facilities should be sufficient to meet the needs of the number of people living in the property. This should usually be one WC for every

Kitchen

- 3.1 Washing Machine: less than one year old or PAT tested within last 12 months
- 3.2 Fridge Freezer: less than one year old or PAT tested within last 12 months
- 3.3 Oven, hob and microwave: all usable and PAT tested within the last 12 months
- 3.4 Storage and work surface: adequate to meet the needs of the residents
- 3.5 Adequate ventilation: to eliminate condensation

Sitting Room

- 4.1 Seating to match bedrooms: (for example 4 bedrooms, minimum seating should accommodate 4 people at the absolute minimum)
- 4.2 Soft furnishings: to display labels proving adherence to Furniture and Furnishings, Fire and Safety Regulations 1988
- 4.3 TV aerial point: in an appropriate place
- 4.4 Curtains/blinds: to ensure privacy for the student, particularly in rooms that are facing the public.
- 4.5 Adequate ventilation: to eliminate condensation

General

- 5.1 The property should be well maintained and presentable to the outside with adequate waste facilities for the occupancy
- 5.2 The building should be fitted with smoke alarms with at least one on each floor. Further alarms may be required depending on layout of the property. Alarms should be hard wired with battery back-up where possible (this has been mandatory in new dwellings since 1991) Older dwellings are permitted to use battery operated alarms. Both systems should be maintained on a regular basis.
- 5.3 All external doors must have adequate locks at least equivalent to a 5-lever mortice and be free of draughts
- 5.4 Windows should be lockable and free from draughts
- 5.5 All furniture must be in good condition and usable
- 5.6 The property must be clean and decorated to an acceptable standard
- 5.7 Gas central heating if fitted should be regularly maintained and radiators fitted with thermostatic control valves
- 5.8 A ready supply of hot running water should be available preferably via the gas boiler
- 5.9 Gas and electric meters should be easily accessible to allow readings to be taken

The following safety certificates must be held by HudLets prior to the property being marketed:

- 5.10 An up to date Energy Performance Certificate (EPC)
- 5.11 A Gas Safety certificate (Dated within the last 12 months)

- 5.12 Fixed Wiring Certificate / Electrical installation Certificate (dated within the last 5 years)
- 5.13 Portable Appliance test (PAT) Certificates on all electrical appliances being left in the property

Where the property is a licensable HMO, a license must be obtained from the Local Authority