

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
<p>Gas</p> <p>GLH require gas safety certificate dated within 7 days of the lease starting or within 7 days of the contractor handing the property over to GLH. Gas to be capped until tenancy start date when a turn on and tightness test will be done. Commission and fully service all appliances in accordance with the manufacturer's recommendations.</p> <p>For schemes with tenants is situ, GLH can accept an existing LGSR as long as there is 1 month left to run on it – otherwise a new safety check will be ordered</p>	X				<p>Full gas safety check carried out on all properties. We either instruct our approved contractor to carry out the annual check within 12 months of last certificate or ensure we have a certificate from another competent gas safe engineer</p> <p>Gas hobs are sometimes included and some historic properties have gas fires we service them as part of the annual safety check but when they are beyond repair we remove them when they fail, we then replace with electric fire suite – not applicable in leased scheme</p>	Matt H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
<p>Electric Check Full NICEIC Periodic Inspection check with Certificate</p> <p>For Schemes with tenants in situ A valid NICEIC periodic certificate that is less than 4 years old and no C1,C2and C3 recommendations can be accepted, all certs still to be approved by the Compliance Team.</p> <p>Aerial socket to all tenant bedrooms</p>	X	X	X		<p>All C1 C2 items shall be completed at development stage for all development schemes.</p> <p>C3 items remedials to be completed within the first 3 months</p>	Matt H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
<p>Asbestos Survey – not applicable on properties built post 2000</p> <p>Carry out management survey to all new developments including schemes where we have no maintenance liabilities</p> <p>Carry out refurbishment asbestos survey on any part of the property in advance of works being undertaken and submit findings to GLH database</p> <p>Management survey only required where we are not doing major works (mainly leased schemes). Where we are doing refurbishment works a full R&D survey will be required.</p>	X				GLH to obtain asbestos management survey for all new developments unless they were built post 2000.	Matt H
<p>Fire Risk Assessment</p> <p>GLH to ensure all new schemes are compliant with GLH standards as detailed within fire specification document at annex A. Within 12 weeks of occupation GLH carry out building FRA and review the support providers person centred FRA.</p>	X					Matt H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Fire Risk works See Fire specification document at annex A Refer to annexe for guidance on specification		X			Servicing agreement for alarm panels and Emergency lighting Fire doors replaced as part of a new scheme should have FD30S compliant doors see Fire specification in Annex A	Matt H
Fire Fighting Equipment				X	Only provided if HMO / Registered property following agreement with compliance manager	Matt H
Legionella Assessment Only on schemes where we have maintenance liability and on properties where there is stored water.				X	On all properties where GLH have maintenance liability on properties that have stored water	Matt H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Compliance with Housing Health and Safety Rating System (HHSRS) <ul style="list-style-type: none"> • does not contain a category 1 hazard. • is in a reasonable state of repair. • has reasonably modern facilities and services. • provides a reasonable degree of thermal comfort. • Does not have Damp & Mould present 	X	X X			<p>Further implementation of regular HHSRS visits need to be undertaken in conjunction with Property MOT's Guidance / Checklist to be formulated</p> <p>Decking to be removed, unless not reasonably practicable and hard standing put in its place. For leased properties ideally decking is to be removed however if landlord will not agree and costs are prohibitive the decking needs to be logged as an attribute on Active H and all responsibilities detailed.</p> <p>Where decking is to remain the GLH development team will ensure a contract is place (usually via a gardener) to ensure this is clean / maintained annually.</p> <p>Property is checked for Damp and Mould hazards</p>	Keith H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
<p>Carbon Monoxide Alarms (can be incorporated into mains operated heat or smoke detector)</p> <p>CO alarms should comply with European standard EN 50291 and should be installed, checked, and serviced in line with the manufacturer's instructions</p>	X				Carbon Monoxide alarm must be fitted in rooms containing a boiler where sleeping accommodation is on the same level, where open flue appliances or communal boilers are in installed, Carbon monoxide alarms to be fitted in all new properties where gas present they are fitted by British Gas on annual safety visit.to existing properties	Matt H
<p>Space and services for cooker, fridge and washing machine</p> <p>Cooker: ALL cookers to have their own switched/fused spur Washer: ALL washers to have their own switched/fused spur. Washing machine feeds to be supplied/fitted with colour indicators on baller fix valves. Washing machine trap to be provided. Trap can be separate or combined (with sink waste)</p> <p>ALL fused spurs/associated appliance switches MUST be located above kitchen worktops, a minimum of 2 double sockets in addition to the cooker point and not directly above the cooker and be clearly visible.</p>		X			<p>This should all be covered if property has an up-to-date electric test.</p> <p>On owned white goods a PAT test will be carried out when the EICR is completed, visual inspections will be carried out by Compliance Officers on scheduled visits.</p>	<p>Keith H</p> <p>Matt H</p>

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
<p>Bedroom Sizes Tenant bedrooms to measure 100 sq. ft (9sqm) (inclusive of any built-in wardrobes). Staff sleep over bedroom sizes do not have to meet this size.</p>			X		<p>GLH may lease properties with tenant bedrooms 80 sq. ft in exceptional circumstances and subject to the property having two separate reception rooms. We need to retain a degree of flexibility; we have some tenants who are blind and as a result we are specifically asked to provide smaller bedrooms to enable them to feel their way around – these will be one offs.</p> <p>We can cater for exceptional circumstances like for tenants whom are blind but these will need to the exceptions and therefore the guidance should still apply</p> <p>NB Wheelchair accessible bedrooms must be 12sqm to be DDA compliant</p>	Keith H
<p>Bathroom Facilities In shared facilities, sharing is restricted to:</p> <ul style="list-style-type: none"> • bathroom (comprising one basin, WC, and bath) per five sharers; and • additional WC (separate with basin) provided where bathroom shared by three or more. 		X X			<p>HCA Temporary Social Housing performance for 2yr to 15yr lease properties requires this</p>	Keith H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Overall Property Size For shared housing leased and owned properties should be at least the following size: 1 Tenant – 50 sq. m 2 Tenants – 55 sq. m 3 Tenants – 65 sq. m 4 Tenants – 80 sq. m 5 Tenants – 90 sq. m 6 Tenants – 100 sq. m			X X X X X X		Only England and Wales do not have minimum space standards. GLH will only lease or purchase properties that achieve a good score in the matrix at http://www.swingacat.info/what_you_need_to_think_about.php	Keith H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Thermal Efficiency Loft Insulation to a depth of 50mm Loft Insulation to a depth of 270mm SAP rating of at least 35 EPC rating of at least C Code for Sustainable Homes Level 3 (new homes only) HQI score of at least 30 points (rehabilitation projects only) Properties acquired by GLH should be assessed against the HCA Good Practice Guide 155 (pg. 4) – Energy Efficient Refurbishment of Existing Housing	X X X	X X	X		GLH should bring all its properties up to SAP rating of 69 and EPC rating of D by 2025 and EPC Rating C by 2028 On leased schemes we will take on properties with a C EPC rating. In some circumstances we will take on schemes with a D rating with a view to achieving a C rating within 6 months of the lease start date EPC ratings are logged under attributes on Active H. The Energy Performance Certificate can be sourced from the following location using the postcode for the property: https://www.epcregister.com	Keith H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Security and Personal Safety Back & Front Doors – 3-point locking device External Lighting at front and back doors if insufficient borrowed light Emergency Lighting (for HMO, RCH, and in SL if required)		X (GLH owned properties) X (GLH owned properties)	X (leased) X (leased) X (leased)	X	Health & safety, dependent on neighbourhood, environment, and risks etc.	Keith H / Matt H
Kitchen Hobs Induction Hob to be fitted unless otherwise specified / requested in GLH owned properties			X		Gas hobs are sometimes included and some historic properties have gas fires we service them as part of the annual safety check but when they are beyond repair we remove them when they fail, we then replace with electric fire suite – not applicable in leased scheme	Keith H
Bedroom Door Locks (shared properties only)		X			Only on shared properties, can be retrofit but need paying for unless otherwise agreed	Keith H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Extractor fans to kitchen, bath/shower rooms, WC's		X (GLH owned properties)	X (leased properties)		Condensation one of our biggest costs where inadequate ventilation is provided. Where we cant resolve a damp, mould or condensation issue we may install a positive ventilation system to resolve the issue	Keith H
Ground floor window locks/Restrictors Window restrictors at 1st floor and above		X		X	If risk identified to tenant All properties to be fit with window restrictors at 1 st floor and above	Keith H
Check water main not in lead and hard water area		X (GLH owned properties)	X(leased properties)		Removal of lead pipework in properties to be included as part of Property MOT's with water sample to be taken in hard water areas where applicable.	Keith H
Handrails to both sides of staircase				X		Keith H
External override lock to bath/shower rooms/WC's				X		Keith H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Non-slip Floor Supply/fix "Altro Aquarius" or similar anti-slip flooring to the following areas: <ul style="list-style-type: none"> ○ Kitchen- Poly-floor or similar ○ Bathroom- ○ Shower Rooms ○ WC's 		X (GLH owned properties) X X X		X (leased properties) X X X	Non- slip flooring to be used in all , Bathrooms, Shower Rooms and WC Rooms The link below shows agreed investment works replacement and upon new installations we should be following this spec. Kitchen & Bathroom Brochure HERE	Keith H
Hot Water Outlet TMV3 valves Supply/fit Thermostatic valves to all hot water outlets when a scalding risk has been identified				X	Identified on water safety inspection or on request from support provider	Matt H
Radiators Valves Supply/fit Thermostatic valves to all radiators.			X		Allows tenant to control heat in individual rooms for comfort and help reduce fuel bills	Matt H
Boilers - Programmable		X			For all new or replacement boilers	Keith H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Internal / External Decoration		X (GLH) X (Leased)			All GLH owned properties will benefit from Cyclical Decorations (CYC1 – CYC5) to Communal Areas with the exception of Single tenancies All Leased properties will benefit Cyclical Decorations (CYC1 – CYC5) to Communal Areas in accordance to the lease and with the exception of Single tenancies	Keith H
Communal Essential Furniture & White Goods				X	Either provided by head landlord or provided by GLH at start of service with replacement and repairs covered via an eligible service charge	Keith H
Double Glazing		X			Externally beaded windows on leased properties present higher security risk. All GLH owned properties to be fitted with Secure by Design UPVC double glazed units.	Keith H
Glass to BS EN 12150 standard Safety glazing with Kite Mark provided for window glass below 800mm, glazed doors and side screens.			X	X	Depending on risk assessment. NB Could be essential depending on size and height of glazing unit irrespective of tenant - Reviewed accordingly http://www.kitemark.com/resources/pdf/Construction/glassandglazing.pdf	Keith H
Thumb turn locks to all exit doors		X			Unless DOLS in place	Matt H

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
<p>Balconies</p> <p>Balconies should be designed with safety in mind, particularly for vulnerable people and provide protection against falling for vulnerable occupants.</p>	X				All balconies should be inspected regularly and maintained to ensure they meet Building Codes and Regulations and compliant with safety and accessibility standards.	Keith H

Golden Lane Housing- Modern Homes Standard

GOLDEN LANE HOUSING FIRE SAFETY STANDARD

Fire Alarm / Smoke Detection

The current standard for supported living properties is the existing fire alarm / smoke detection needs to adhere to a Grade D LD1 system (to BS 5839-Part 6 standard) as illustrated below. The only exception with this is if there is an inner room serving the kitchen & dining area or in simple terms if you can only get out of the building from the kitchen and dining area via a living room door, then the inner room can be without detection. However, in most cases there is a requirement to have detection to all rooms except toilets, shower rooms and bathrooms. A heat detector is also required to the kitchen. Smoke detection is not required in the roof void unless it contains specific significant hazards.

Ceilings

Existing lath and plaster ceilings that are in good condition are satisfactory in properties of up to three storeys. In properties of more than three storeys floor/ceiling construction should be upgraded if necessary to achieve a fire resistance of 30 minutes.

Roof voids

Smoke detection is not required in the roof void unless these contain specific significant hazards. Storage in roof voids is prohibited in our service level agreement.

Roof voids are inspected as part of the Fire Risk Assessment

Sprinklers / Misting

Sprinkler or watermist protection will be necessary if there are not sufficient staff available at all times to ensure safe and timely evacuation of residents

Emergency Lighting

Generally not required in single and two story premises, unless as a result of mobility problems with residents needing assistance with escape and the communal circulation space doesn't receive illumination from a street light or other external source at all time during night. Above two storeys this should generally be provided.

Signage

Only required in Sheltered and Extra Care housing with more than one fire exit route

Person centred risk assessment

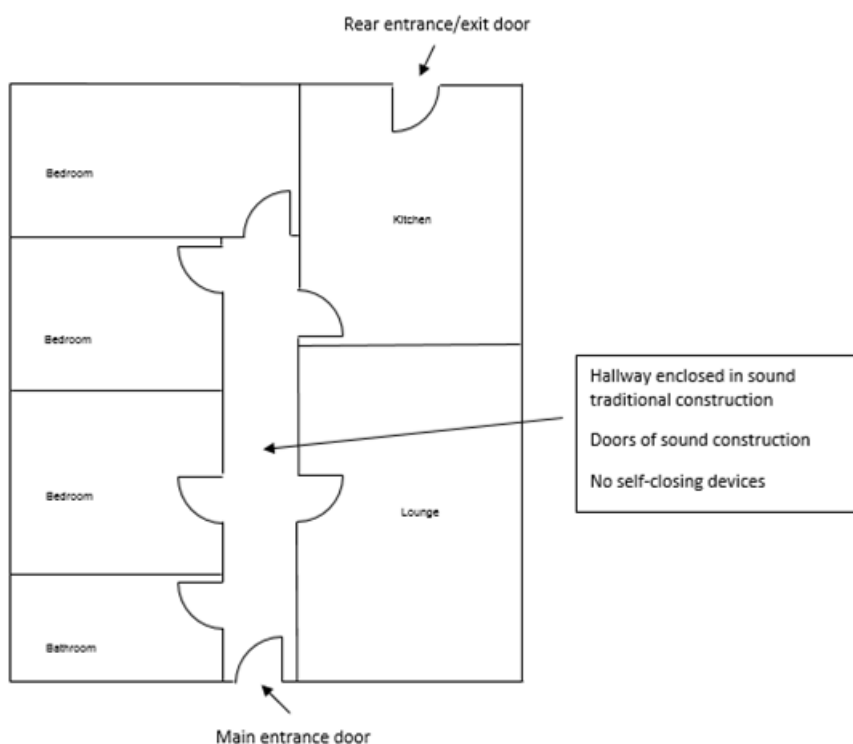
Typically, on many of the supported living properties these are individual residents (or multiple residents) on 24/7 care or care for most of the day when home (if they work). Appropriate PEEP's must be in place for each resident in the event of an emergency. A person-centred fire risk assessment should also be carried out for individuals who are classed as a 'fire risk' to also reduce the risk level.

Golden Lane Housing- Modern Homes Standard

Fire Doors

Any fire doors or more commonly a retrofitted solid door need to strictly adhere to the below diagrams. I would anticipate that Supported Living properties are classed as 'high risk' in theory due to disabled occupants being present within the building, however if the property has appropriate detection, doors of sound construction, staff on site, simple means of escape etc, then this will significantly reduce the risk. It is not a requirement to install full FD30S doors (which is a solid 30-minute fire door complete with intumescent strips, smoke seals, fire rated hinges etc) on single or two storey premises, as 'notional' and 'doors of sound construction' are acceptable in this instance.

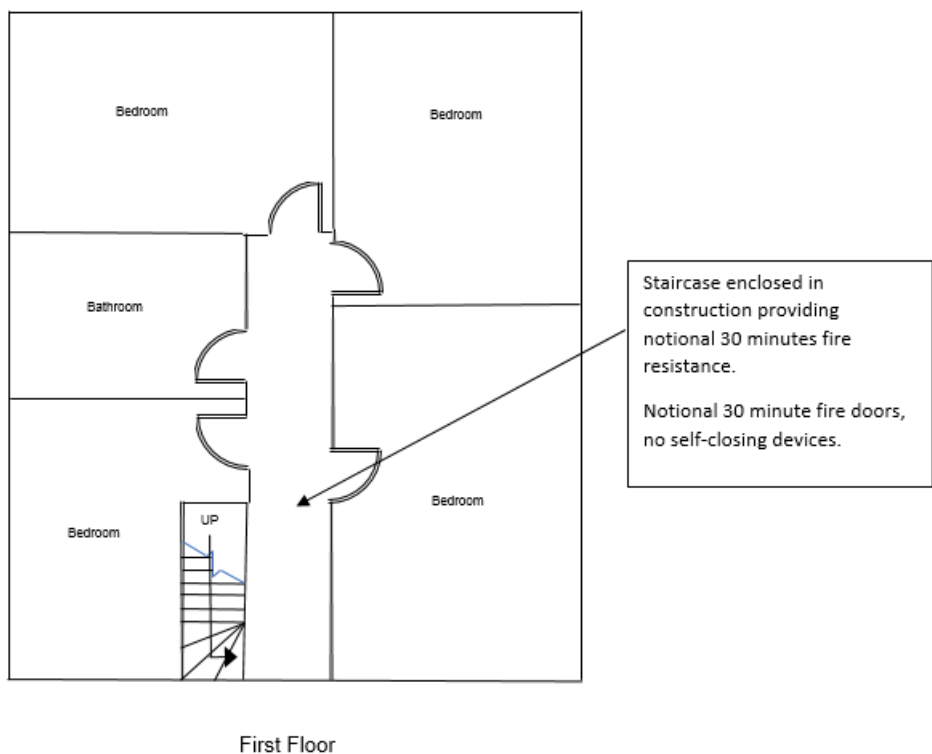
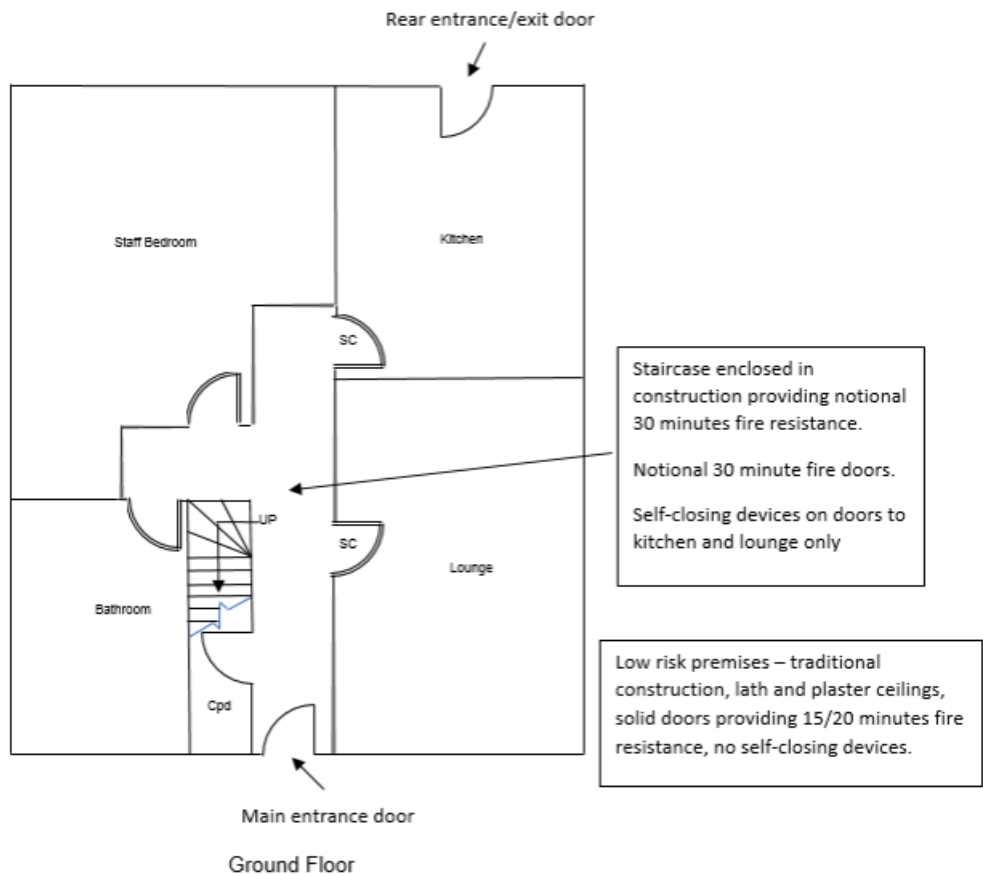
FD30S doors are only required when the property is three storeys, complex and has a prolonged evacuation period. Please refer to the below diagrams for single, two and three Storey Supported Living properties for your reference.



Single storey – Supported Living

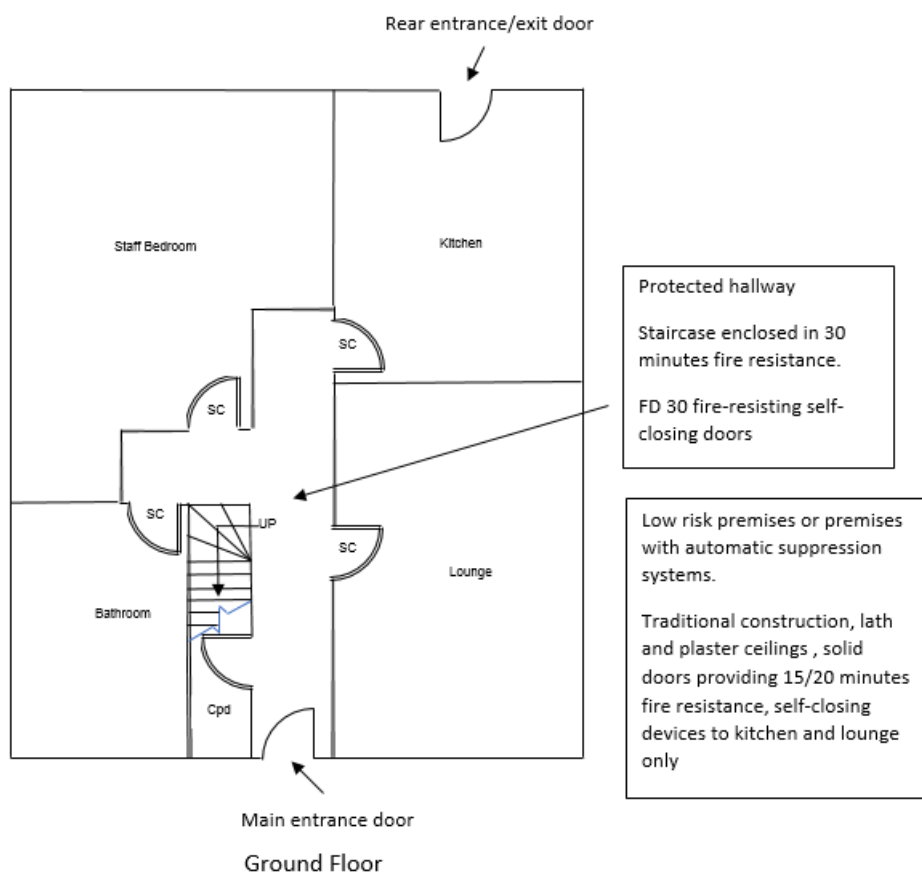
Golden Lane Housing- Modern Homes Standard

Two Storey – Supported Living

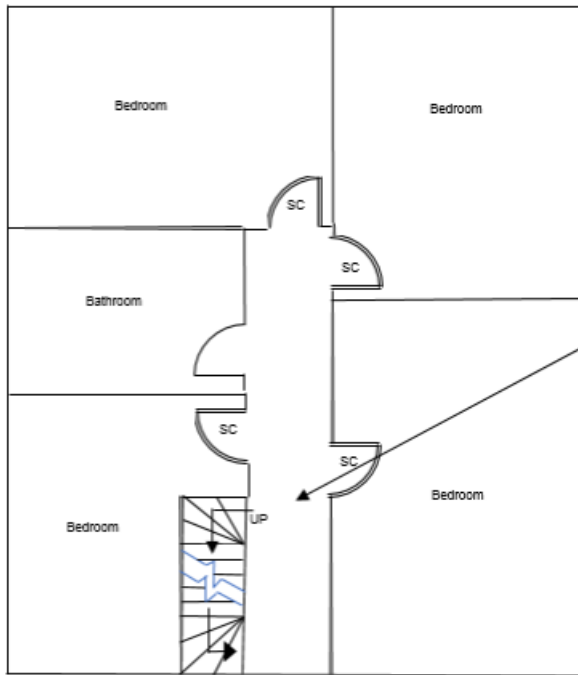


Golden Lane Housing- Modern Homes Standard

Three Storey

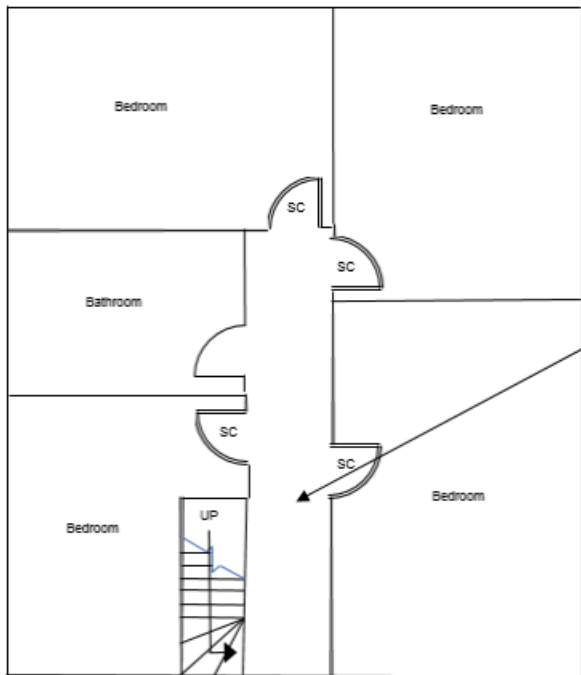


Golden Lane Housing- Modern Homes Standard



Protected staircase
Staircase enclosed in 30 minutes fire resistance.
FD 30 fire-resisting self-closing doors

First Floor



Protected staircase
Staircase enclosed in 30 minutes fire resistance.
FD 30 fire resisting self-closing doors

Second Floor

Golden Lane Housing- Modern Homes Standard