

## Fitness for Human Habitation (FFHH) Assessment



3 ABC Street, London, N1 3EA

**Report Completed On:** 19/03/2019 00:00  
**Report Completed By:** John Doe / XYZ Lettings



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## Notes about this Report

### FFHH information:

The Homes (Fitness for Human Habitation) Act 2018 came into force on 20 March 2019. It is designed to ensure that all rented accommodation is fit for human habitation. Under the Act, the Landlord and Tenant Act 1985 is amended to require all landlords (private and social) to ensure that their properties, including any common parts of the building, are fit for human habitation at the beginning of the tenancy and throughout. The Act states that there is an implied agreement between the tenant and landlord at the beginning of the tenancy that the property will be fit for human habitation.

This report is intended to document the property against several key criteria including:

- The building has been neglected and is in a bad condition
- The building is unstable
- There's a serious problem with damp
- It has an unsafe layout
- There's not enough natural light
- There's not enough ventilation
- There is a problem with the supply of hot/cold water
- There are problems with the drainage or the lavatories
- It's difficult to prepare and cook food or wash up

## Repair

Is the property interior in good repair and not subject to neglect? Yes

If 'no', please provide details

## Stability

Is the building stable and of solid construction? Yes

If 'no', please provide details

## Freedom from Damp

Is the property free from visible signs of damp and mould? No

If 'no', please provide details Rising damp located in ground floor reception room. Requires urgent repair.

### Photos



## Natural Lighting

Do the windows give adequate natural light? Yes

If 'no', please provide details

## Internal Arrangement

Does the property have a safe layout? No

If 'no', please provide details

## Ventilation

Does the property appear to have suitable ventilation? No

If 'no', please provide details Ventilation should be assessed in line with rising damp issue to make sure suitable ventilation in place.

## Water Supply

Are there working supplies of hot and cold water to the property? Yes

Is the water supply including tanks and cisterns well maintained?  Yes

Is the water tank covered? Yes

If 'no' answered to any of the above, please provide details

## Drainage and Sanitary Conveniences

Is the drainage system maintained and in good working order? Yes

Are all drainage pipes, access chambers and gullies from toilets, baths and kitchens, free from blockages or leaks? Yes

If 'no' answered to any of the above, please provide details

## Storing, Preparing and Cooking Food

Is the provision of food storage adequate and in good repair? Yes

Is the provision for cooking and preparing food adequate and suitable? Yes

If 'no' answered to any of the above, please provide details

## Smoke and Carbon Monoxide Alarms

Are smoke alarm/s present in the property? Yes

Location of smoke alarm/s Hallway, in each bedroom.

Have all smoke alarm/s been tested and are in working condition? No

If 'no' - please provide details Smoke alarm in hallway hanging from ceiling, requires urgent maintenance.

Are carbon monoxide alarm/s present in the property?

Location of carbon monoxide alarm/s Utility room next to boiler

Have all carbon monoxide alarm/s been tested and are in working condition? Yes

## Smoke and Carbon Monoxide Alarms - Continued

If 'no' - please provide details

### Photos



## Property Exterior

Is the property exterior in good repair and not subject to neglect? No

Are all outbuildings, yards and forecourts in good repair and not subject to neglect? Yes

Is the garden in a safe and tidy condition? Yes

Are all boundary fences, walls and railings in good and safe repair? Yes

Is there a sufficient number of bins to store refuse before collection? No

If 'no' answered to any of the above, please provide details  
Subsidence crack found below reception window at rear of property. Only one refuse bin for 6 tenants - one more is required.

### Photos



## Gas and Electric

Have all gas appliances been inspected within the last 12 months? Yes

Has a copy of the most recent gas safety certificate been supplied to the tenants? Yes

Has an inspection report on the electrical installation been carried out within the last 5 years? Yes

Have portable appliances such as kettles, microwaves etc been tested? Yes

If 'no' answered to any of the above, please provide details

### Photos

