

## APPENDIX B

### **Fitness Standard as determined by s 604 of the Housing Act 1985 (as amended)**

A dwelling house is fit for human habitation if it meets the following standard.

- (a) It is structurally stable
- (b) It is free from serious disrepair – Roofing, chimneys, external rendering, internal plasterwork (ceilings/walls) and floors.
- (c) It is free from dampness prejudicial to the health of the occupants.
- (d) It has adequate provision for heating, lighting and ventilation (includes natural lighting – windows)
- (e) It has an adequate piped supply of wholesome water.
- (f) There are satisfactory facilities in the dwelling house for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water.
- (g) It has a suitably located water closet for the exclusive use of the occupants.
- (h) It has, for the exclusive use of the occupants, a suitably located fixed bath or shower and wash hand basin each of which is provided with a satisfactory supply of hot and cold water.
- (i) It has an effective system for the draining of foul, waste and surface water.